

Attachment A

General Plan Annual Progress Report
2025

City of Newport Beach General Plan Annual Progress Report



2025 Calendar Year

Approved For Submission
March XX, 2026

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Table of Contents

1. Introduction	5
2. Presentation and Acceptance by Local Legislative Bodies	5
3. General Plan Implementation	5
4. Housing Element APR Report Requirements	8
5. General Plan Compliance with LCI’s General Plan Guidelines	20
6. Established Priorities for Land Use Decision-Making for 2025	21

List of Tables

Table 1 – Quick Status Update for Each Implementation Program
Table A Summary – 2025 Housing Development Applications Submitted
Table A2 Summary – 2025 Building Activity Summary – Net New Units
Table B Summary – Regional Housing Needs Allocation Progress

Appendices

Appendix A – General Plan Implementation Program Status
Appendix B – Table D. Housing Element Implementation Program Status

1. Introduction

Consistent with Government Code Section 65400 and the City of Newport Beach (City) General Plan Implementation Program Imp 1.3, the General Plan Annual Progress Report (GP APR) was prepared using guidelines set forth by the California Office of Land Use and Climate Innovation (LCI) formerly Office of Planning and Research (OPR) and provides information for decision makers on the status of the General Plan and progress on implementation during the 2025 calendar year (Reporting Period). While a comprehensive update is underway and nearing completion, the current Newport Beach General Plan was last comprehensively updated and adopted in November 2006 pursuant to guidelines provided in Government Code Section 65040.2, and consistent with Section 65400(a)(2). There is no standardized form or format for the preparation of the General Plan Annual Progress Report; however, the report format and content follows the guidance provided by the [APR Memo Reporting Year 2025](#) and the [HCD APR Instructions for Calendar Year 2018-2025](#), including the updated APR form for the Housing Element Report.

2. Presentation and Acceptance by Local Legislative Bodies

The GP APR was presented to the City’s Planning Commission on March 5, 2026, and the City Council reviewed the report on March 24, 2026. At the conclusion of the review, which included receiving public comments, the City Council authorized submission to LCI and the State Department of Housing and Community Development (HCD), as required by State law.

3. General Plan Implementation

Included in the General Plan is [Implementation Program \(Chapter 13\)](#) that includes specific programs to carry out the goals and policies of the General Plan. Appendix A of this report evaluates and provides the status of the General Plan organized by each implementation program. The table below provides a quick status on each program:

Table 1 – Quick Status Update for Each Implementation Program					
Programs		Ongoing	Complete	Pending	N/A
1.1	Ensure that Private Development and Capital Improvements are Consistent with the General Plan	✓			
1.2	Update and Revise the General Plan to Reflect Changing Conditions and Visions	✓			
1.3	Prepare Annual General Plan Progress and Housing Element Implementation Reports	✓		✓	
2.1	Amend the Zoning Code for Consistency with the General Plan	✓			
3.1	Preparation of New Specific Plans			✓	
4.1	New “Planned Community” Development Plans	✓			

Table 1 – Quick Status Update for Each Implementation Program					
Programs		Ongoing	Complete	Pending	N/A
5.1	Review and Revise Coastal Land Use Plan for Consistency with the General Plan	✓			
6.1	Review the Subdivision Ordinance for Consistency with the General Plan		✓		
7.1	Review Building and Construction Code for Consistency with General Plan		✓		
7.2	Revise Fair Share Traffic Contribution Ordinance	✓			
7.3	Review and Update Transportation Demand Ordinance		✓		
8.1	Review Codes and Ordinances for Consistency with the General Plan and Update Periodically	✓			
8.2	Prepare New Codes, Ordinances, and Guidelines	✓			
9.1	Review City Council Policy Manual for Consistency with the General Plan	✓			
10.1	Maintain Up-to-Date Comprehensive Database (<i>Data such as built land use and traffic should be updated on a continuing basis, while data that is stable, such as seismic hazard zones, can be updated on a less frequent basis</i>)	✓			
10.2	Maintain Development Tracking and Monitoring Program	✓			
11.1	CEQA Review Development and Entitlement Applications	✓			
12.1	Evaluate Fiscal Benefits of Large Development Proposals and Annexations	✓			
12.2	Maintain and Update Fiscal Impact Model	✓			
13.1	Process Development Agreements	✓			
14.1	Adjoining Cities (<i>“Borders Committees” to collaborate with the cities of Irvine, Huntington Beach, and Costa Mesa</i>)	✓			
14.2	Coordinate with School Districts	✓			
14.3	Coordinate with Orange County	✓			
14.4	Coordinate with Orange County Transportation Authority (OCTA)	✓			
14.5	State of California Department of Housing and Community Development (HCD)	✓			
14.6	Coordinate with California Coastal Commission	✓			
14.7	Coordinate with the California Resources Agency, Department of Fish and Game (<i>now known as California Department of Fish and Wildlife</i>)	✓			
14.8	Coordinate with the California Department of Parks and Recreation	✓			
14.9	Coordinate with the California Department of Transportation (“Caltrans”)	✓			
14.10	Transportation Corridor Agencies (TCA)	✓			
14.11	California Public Utilities Commission (CPUC)	✓			
14.12	Coordinate with United States Army Corps of Engineers (“Corps”)	✓			

City of Newport Beach General Plan 2025 Annual Progress Report

Table 1 – Quick Status Update for Each Implementation Program					
Programs		Ongoing	Complete	Pending	N/A
14.13	Coordinate with United States Fish and Wildlife Service	✓			
14.14	Coordinate with Environmental Protection Agency (EPA)	✓			
14.15	Coordinate with United States Postal Service (USPS) <i>(for the relocation of Mariners' Mile distribution facility)</i>		✓		
14.16	Other Agencies	✓			
15.1	Encourage Annexation of Banning Ranch Prior to Development	✓			
16.1	Improve Arterial Streets and Highways According to Classification	✓			
16.2	Monitor Traffic Conditions and Plan for and Fund Improvements	✓			
16.3	Construct Street and Highway Improvements	✓			
16.4	Monitor Roadway Conditions and Operational Systems	✓			
16.5	Maintain Consistency with Regional Jurisdictions <i>(Caltrans and Orange County to provide adequate roadway infrastructure plans and design standards such as the Orange County Master Plan of Arterial Highways)</i>	✓			
16.6	Local/Neighborhood Access Roads	✓			
16.7	Traffic Control	✓			
16.8	Provide Public Transportation	✓			
16.9	Manage Truck Operations	✓			
16.10	Improve Parking Supply and Management	✓			
16.11	Maintain Trails	✓			
16.12	Marine Transportation		✓		
17.1	Maintain and Implement Urban Water Management Plans and Encourage Conservation	✓			
18.1	Maintain and Implement Sewer Master Plan	✓			
19.1	Maintain Storm Drainage Facilities	✓			
20.1	Design, Fund, and Construct Streetscape Improvements	✓			
20.1	Design, Fund, and Construct Streetscape Improvements <i>(continued)</i>	✓			
20.2	Design, Fund, and Construct Waterfront Promenade			✓	
20.3	Fund and Construct Public View Sites	✓			
21.1	Review and Update Harbor and Tidelands Improvement Plans	✓			
21.2	Develop Harbor Area Management Plan (HAMP)		✓		
21.3	Events Management and Programs	✓			
21.4	Harbor Operations and Management	✓			
22.1	Maintain and Enhance Police and Fire Facilities	✓			
23.1	Maintain and Update Parks and Recreation Facility Plans	✓			
23.2	Maintain and Improve Parks and Recreation Facilities	✓			

Table 1 – Quick Status Update for Each Implementation Program					
Programs		Ongoing	Complete	Pending	N/A
23.3	Assess Recreation Needs	✓			
23.4	Maintain Recreation Programs for Newport Beach’s Residents	✓			
23.5	Requirements for Residential Developers	✓			
24.1	Adopt and Implement Strategic Plan for Fiscal and Economic Sustainability	✓			
25.1	Implement Housing Element Programs	✓			
26.1	Enforce Codes and Ordinances	✓			
27.1	Seismic Compliance	✓			
28.1	Maintain Hazards Data Base	✓			
28.2	Maintain Emergency Preparedness, Response, and Recovery Programs	✓			
29.1	Educate the Community	✓			
29.2	Support of the Arts, Culture, and Historic Resources	✓			
29.3	Support Community Environmental and Recreation Initiatives	✓			
30.1	Maintain Annual Budgets for City Services and Improvements	✓			
30.2	Administer Impact and User Fees (<i>Development Impact Fees, Park Dedication and In-Lieu Fees, and Tideland Revenue Fees</i>)	✓			
31.1	Consider the Establishment of Community Facilities and Special Assessment Districts	✓			

4. Housing Element APR Report Requirements

Government Code Section 65400 requires that each city, including charter cities, prepare an annual progress report (APR) on the status of the General Plan Housing Element. The State Department of Housing and Community Development (HCD) has provided mandatory forms in an Excel workbook format and definitions for the reporting. The forms include 12 tables (Tables A, A2, B, C, D, E, F, F2, G, H, J, K, and L). A summary of the contents of each table is provided below. The complete forms are too large to include in this report and are available online at www.newportbeachca.gov/APR. The City’s 6th Cycle Housing Element (Housing Element) was originally adopted by City Council in February 2022, subsequently revised and re-adopted on September 2022, and certified as being statutorily compliant by HCD in October 2022. Table D includes the Implementation Programs from the certified Housing Element 2021-2029. The complete Table D is provided in Appendix B of this report.

Table A Summary – Housing Development Applications Submitted

Table A provides a complete listing of all housing applications, including discretionary and ministerial permits, submitted during the Reporting Period. The following table is a summary of the net totals of Table A.

Table A Summary – 2025 Housing Development Applications Submitted					
Unit Type	Affordability By Income				Total Submitted
	Very Low	Low	Moderate	Above Moderate	
Accessory Dwelling Units	18	31	20	1	70
Single-Unit	0	0	0	225	225
Multi-Unit	79	14	0	1,313	1,406
Total	97	45	20	1,539	1,701

Table A2 Summary – Annual Building Activity Summary

Table A2 is a comprehensive table that includes data on net new housing units and developments that have received any one of the following forms of project readiness during the Reporting Period: 1) an entitlement approval; 2) a building permit issued; or 3) a certificate of occupancy issued. These projects are organized by affordability level. Projects that result in a net zero or decrease in number of units are not reported in this table.

Table A2 Summary - 2025 Building Activity Summary – Net New Units					
Approved Entitlements		Building Permits Issued		Certificates of Occupancy Issued	
Affordable	Above Moderate Income	Affordable	Above Moderate Income	Affordable	Above Moderate Income
49 Low Income (Deed Restricted)	116	9 Very Low-Income (ADU) 6 Very Low-Income (Deed Restricted) 16 Low-Income (ADU) 2 Low-Income (Deed Restricted) 12 Moderate-Income (ADU)	1 (ADU) 63 Units	2 Very Low-Income (ADU) 4 Low-Income (ADU) 3 Moderate-Income (ADU)	1

Table B Summary – Regional Housing Needs Allocation Progress

Table B reports the number of units for which permits were issued to demonstrate progress in meeting the City’s share of the Regional Housing Needs Allocation (RHNA).

The Southern California Association of Governments (SCAG) prepared a RHNA to identify the housing needs for each jurisdiction within the SCAG region. SCAG, through the RHNA process, assigned Newport Beach a share of the region’s new housing units that should be constructed in the 2021 - 2029 planning period to satisfy housing needs

resulting from projected growth in the region. To accommodate projected growth in the region, SCAG determined the City’s share of RHNA to be a total of 4,845 new dwelling units. This includes 1,456 dwelling units affordable to very low-income households, 930 dwelling units affordable to low-income households, 1,050 dwelling units affordable to moderate-income households, and 1,409 dwelling units that are market rate or for above moderate-income households. It is important to note that the City adopted its Housing Element and received certification in September and October 2022, respectively.

In November 2023, the City Council adopted an amendment to the Noise Element to adjust the policy framework surrounding housing proximate to John Wayne Airport. In July 2024, the City Council adopted an amendment to the Land Use Element to revise the necessary goals and policies to support housing production in the focus areas identified by the Housing Element. The Noise Element revisions can be found in [Exhibit A of Resolution No. 2023-72](#) and the Land Use Element revisions can be found in [Exhibit A of Resolution 2024-51](#).

Additionally, the City Council adopted the necessary amendments to the Zoning Code required to implement the Housing Element’s Housing Strategy. These amendments included adding Housing Overlays into the Zoning Code (Section [20.28.050](#) of the NBMC). The amendments also added Section [20.48.185 \(Multi-Unit Objective Design Standards\)](#) to the NBMC to provide a minimum baseline design standard for all new multi-unit development.

Table B Summary: Regional Housing Needs Allocation Progress												
Income Level	RHNA	06/30/2021-10/14/2021	Permitted Units Issued by Affordability									Total to Date
			2021	2022	2023	2024	2025	2026	2027	2028	2029	
Very Low	1,456		13	8	11	9	15					56
Low	930		21	14	18	28	18					99
Moderate	1,050	3	1	11	13	19	12					59
Above Moderate	1,409	2	31	7	1	33	64					138
Total RHNA	4,845											
Total Units Produced		5	66	40	43	89	109					352

Table C Summary - Sites Identified or Rezoned to Accommodate Shortfall Housing Need

As noted, the City successfully rezoned all opportunity sites listed in Appendix B of the Housing Element during the Reporting Period with exception of those located in the Coastal Zone. The City's Local Coastal Program Amendment application was deemed filed by the California Coastal Commission's staff in January 2025, and a hearing is expected in March 2026 or soon thereafter. Table C largely reflects the data in the Housing Element's Appendix B.

Table D Summary - Program Implementation Status Pursuant to Government Code Section 65583

Table D provides the status and/or progress of implementing each Housing Element Policy Action for the Reporting Period. The Appendix B to this GP APR includes a detailed status report of each Housing Element Program. Some highlights from 2025 are excerpted below:

Efforts to Assist the Unhoused

The City continues to provide robust assistance to those who are unhoused in the community. For this reporting period, the following was accomplished:

- From the streets and vehicles, the City's homeless outreach and engagement team permanently housed six people, reunited five people with family, and placed four people into skilled nursing facilities.
- The Costa Mesa Bridge Shelter permanently housed six people and reunited three people with family.
- PATH (People Assisting the Homeless) continues to provide outreach and engagement services as a contracted service provider. PATH completed 66 shelter intakes (some duplicate individuals) at the Costa Mesa Bridge Shelter, the County's Yale Navigation Center, the Huntington Beach Navigation Center, the Buena Park Navigation Center, and the Bridges at Kraemer Place in Anaheim. PATH, in coordination with the Newport Beach Police Department (NBPD) and the City's Homeless Services Manager, completed a street census in November 2025. 13 people were surveyed and stated ties to Newport Beach. PATH continues to connect the people to services and resources.
- The outreach and engagement team completed three notable permanent housing placements in 2025. A person had over 80 contacts with the NBPD and City and County staff over six years. In October 2025, the person decided to call his father and reunified with him in another county. An older adult housed in a senior care facility in the State of New York boarded a bus and traveled cross-county to Newport Beach to locate her son. She experienced street-level homelessness

while the team located the senior care facility in New York. After medically clearing her for travel, the team bought a return bus ticket, tracked her progress, and confirmed she returned to her home. An older adult living in a vehicle was stranded for a week before neighbors called the City for assistance. The team convinced him to go to a hospital for treatment and an assessment. The man now resides in a skilled nursing facility.

Significant Residential Development Projects with Affordable Units

Table D1: Summary of Active Housing Projects with Affordable Units 2025

Project Name	Location	Project Description	Affordable Units	Key Dates / Status
Newport Crossings Mixed-Use	1660 Dove Street	350 apartment units	78 low-income units	Approved by Planning Commission Feb 21, 2019; Plan check submitted Nov 17, 2020; Permit-ready
Residences at 4400 Von Karman	4400 Von Karman	Rezoning to mixed-use; 299 market-rate units; 1-acre public park; jogging trail; parking structure	13 very low-income units (1 studio, 9 one-bedroom, 1 two-bedroom)	Development Agreement recorded Jan 23, 2025
Residences at Newport Airport Village	4540, 4570, 4600, 4630 Campus Dr; 4525, 4533, 4647 MacArthur Blvd	444 dwelling units (329 base + 115 density bonus); 202,989 sq. ft. retail/office/airport uses	37 very low-income units	Planning Commission approved Apr 18, 2024 (effective May 3, 2024); Plan check submitted Nov 2025
Newport Village Mixed Use	2000–2244 & 2001–2241 West Coast Hwy	17 condominiums; 181 apartments; ~60,000 sq. ft. commercial; 20% density bonus	9 very low-income units	Application deemed complete 2025; Planning Commission review anticipated 2026
Mixed-Use at 2510 West Coast Highway	2510 West Coast Hwy	35 dwelling units; 35% density bonus (9 units); waivers requested	3 very low-income units	Approved by Planning Commission Feb 18, 2021; City Council July 27, 2021; CCC approved Oct 13, 2021;

City of Newport Beach General Plan 2025 Annual Progress Report

Project Name	Location	Project Description	Affordable Units	Key Dates / Status
				Permits issued Feb 22, 2024; Under construction in 2025
Residences at 1300 Bristol Street	1300 Bristol Street	193 apartment units (50% density bonus); multiple waivers & concessions requested	24 affordable units (12 very low-income; 12 low-income)	Entitlements approved March 2022; In plan check in 2025
Residences at 1400 Bristol Street	1400 Bristol Street	229 apartment units (50% density bonus; 64 units via GPA)	23 very low-income units	Planning Commission Dec 7, 2023; City Council approved Apr 23, 2024; Demo completed 2024; In plan check in 2025
Residences at 1600 Dove Street	1600 Dove Street	282 units (94 density bonus; 49 via GPA)	28 affordable units (anticipated very low-income)	Approved by City Council Sept 9, 2024; Future entitlements pending
Residences at 1401 Quail Street	1401 Quail Street	67 condominium units	8 affordable units (6 very low; 2 low-income)	; City Council approved Apr 9, 2024; Demolition completed in Oct 2025 and under construction
Apartments at 1526 Placentia Avenue	1526 Placentia Ave	11-unit podium apartment (7 base + 4 density bonus)	1 very low-income unit	Submitted July 11, 2023; Zoning Administrator approved Jan 2025; Plan check 2025; Permits anticipated early 2026
MacArthur Court Mixed-Use (HO-1)	4665–4695 MacArthur Ct; 4770 Campus Dr	700 residential units; 10,000 sq. ft. retail; retain 2 office towers & parking garage	Up to 49 affordable units (7% of 700; site TBD)	City Council approved Development Agreement Oct. 2025; Rough grading permit issued Dec. 2025; Plan check submittals anticipated early 2026

Project Name	Location	Project Description	Affordable Units	Key Dates / Status
Mixed Use at 1470 Jamboree Road (HO-4)	1470 Jamboree Road	120 units; 11,600 sq. ft. commercial	9 very low-income; 9 moderate-income units	Applied March 2025; Deemed incomplete April 2025 and subsequently expired
St. Michael's Multi-Family (HO-4)	3233 Pacific View Drive	90-unit senior housing; 90 residential parking; 47 church parking	18 affordable units	Deemed incomplete Oct 2025; Full application in process
12 Corporate Plaza Residences (HO-4)	12 Corporate Plaza	76 dwelling units	12 affordable units (6 very low; 6 moderate)	Deemed incomplete March 2025 and subsequently expired
2332 West Coast Highway Mixed Use (HO-6)	2332 West Coast Hwy	19 apartments (14 base + 5 density bonus); ~2,000 sq. ft. commercial	3 low-income units	Application submitted Sept 30, 2025; Under review (pending CCC approval). Preliminary application in process.
Residences at 120 Newport Center Drive (HO-4)	120 Newport Center Drive	Allocation of future dwelling units; updated residential standards; AHIP	Future affordable units (per AHIP)	Approved by City Council April 2025
Apartments at 1 Park Newport Drive – (HO-4)	1 Park Newport Drive	366 apartments	15 Very Low-Income	Preliminary application deemed complete in Jan. 2025; Regular application anticipated in 2026

Policy Actions 1A-1G: Focus Area Amendments for Housing Implementation

Immediately after the Housing Element’s adoption in September 2022, the City began efforts to implement the housing strategy. This predominantly included analyzing the General Plan Land Use Element for necessary amendments needed for consistency, drafting an overlay zoning text for the various focus areas, and creating objective design

standards. The goal was to rezone the housing opportunity sites appropriately for housing development. The City worked with the General Plan Update Steering Committee and the General Plan Advisory Committee on this effort, held study sessions with the Planning Commission and City Council, and made draft documents available for public review and input to ensure a transparent process that is representative of the community's values.

In July 2024, the City Council adopted a General Plan Amendment to revise the necessary goals and policies within the City's Land Use Element to support housing production in the focus areas identified by the Housing Element. The Land Use Element revised policies and goals can be found in Exhibit A of [Resolution 2024-51](#).

On September 24, 2024, the City Council adopted Zoning Code Amendments to implement the Housing Element by providing the necessary zoning. These amendments included adding a Housing Opportunity (HO) Overlay Zoning District ("Overlay") to the NBMC, Section [20.28.050](#), which provides procedures and development standards for future housing projects. The Overlay provides allowed uses, maximum dwelling unit limits for each subarea, and appropriate development standards such as height, parking, setbacks, and open space requirements. The Overlay also provides a streamlined review process for projects that include a minimum of 20 percent of units reserved for very low- and low-income households, which serves to incentive the provision of affordable housing through certainty and streamlined review.

Properties that are located within the Overlay are identified in the maps codified in Section 20.80.025 (Housing Opportunity Overlay Zoning Districts Maps) of the NBMC and provided below:

[HO-1 Airport Area Environs Area](#)

[HO-2 West Newport Mesa Area](#)

[HO-3 Dover-Westcliff Area](#)

[HO-4 Newport Center Area](#)

[HO-5 Coyote Canyon Area](#)

[HO-6 Existing 5th Cycle Sites](#)

The Zoning Code Amendment also added Section [20.48.185 \(Multi-Unit Objective Design Standards\)](#) to provide a minimum baseline design standard for all new multi-unit development (See the Section **Policy Action 3A: Objective Design Standards**).

Lastly, the City Council authorized the submittal of a Local Coastal Program Amendment (LCPA) to the California Coastal Commission (CCC) to amend the City's Coastal Land Use Plan and Title 21 (Local Coast Program Implementation Plan) to apply the new Overlay to applicable properties in the coastal zone. The City's LCPA was deemed complete in January 2025 and is tentatively scheduled for a hearing with the CCC in April 2026.

Since adoption of the Housing Overlay and during the Reporting Period, the City took in nine projects on various sites within the identified HO Subareas. Two of these projects

were approved in 2025, with the rest continuing review into 2026. With the increase in housing projects, the City is in progress of identifying process improvements and potential global issues with these projects to improve efficiency and timelines.

Policy Actions 1H, 1I, and 1J Related to Accessory Dwelling Units (ADUs)

In 2025, the City pursued several efforts related to revising its regulations pertaining to accessory dwelling units (ADUs) and incentivizing their development. The City adopted revisions to its ADU Ordinance to comply with SB 477, AB 2533, and SB 1211 which went into effect in 2024 and at the beginning of 2025. Among other things, these bills amended Government Code Section 66310 through 66342 to impose new limits on the City to regulate ADUs and JADUs. A summary of those updates and the bills that were addressed through the code amendment can be found below:

- SB 477 made changes to the numbering of the sections of Government Code for State ADU and JADU Laws.
- AB 2533 made various changes to State ADU Law (Gov. Code, § 66332) regarding unpermitted ADUs, which the City currently implements through its existing SAFE ADU Program. The [City's SAFE ADU program](#) is an initiative designed to help homeowners legalize existing unpermitted ADUs constructed before January 1, 2020. The program helps homeowners address potential code enforcement issues, liability concerns, and safety risks associated with unpermitted units. This bill went into effect on January 1, 2025, and the City's SAFE ADU program has already been updated to comply with the provisions.
- SB 1211 made various changes to State ADU Law (Gov. Code, §§ 66313, 66314, 66323) with regard to replacement parking and special streamlined units referred to as "66323 Units" (described below) on lots with existing or proposed multifamily dwellings. SB 1211 went into effect on January 1, 2025. This bill:
 - Defines "livable space" as a space in a dwelling intended for human habitation, as the term appears in Government Code sections 66313, subdivision (e), and 66323, subdivision (a)(3)(A).
 - Specifies that uncovered, off-street parking spaces demolished in conjunction with the construction of an ADU do not need to be replaced.
 - Authorizes up to eight detached ADUs on a lot with an existing multifamily dwelling (previously limited to two), provided that the number of ADUs does not exceed the number of existing units on the lot.

- Prohibits a local agency from imposing any objective development standards on 66323 Units that are not authorized by the provisions of Government Code section 66323, subdivision (a).
- SB 1211 also established “66323 Units” under Government Code Section 66323 and clarifies four categories of ADUs (and JADUs) that must be approved ministerially and are not subject to standards set forth in Government Code Sections 66314 through 66322 or the NBMC (i.e. “66323 Units”). These 66323 Units do not have to comply with the City’s objective development and design standards, such as height, setbacks, and size limits. These ADUs must still comply with building code and health and safety requirements.
- Subsequent to the City Council adopting a revised ADU ordinance to comply with the bills outlined above, the City Council authorized city staff to submit a Local Coastal Program Amendment to its implementation plan to ensure that the revisions made to the city zoning code (Title 20) are also reflected in the coastal zone through the implementation plan (Title 21) and that it conforms with State Law Updates. City staff submitted a Local Coastal Program Amendment at the end of 2025 to the California Coastal Commission. The application is currently under review and City staff anticipates that the amendment will be approved by the California Coastal Commission before the end of 2026.
- In addition to the items mentioned above, city staff are preparing new code updates to comply with State Law that was signed into Law in 2025 and went into effect in 2026 (SB477, AB435, AB2533, and SB1211). City staff anticipate processing these code amendments in 2026 and sharing the updates with the CCC to ensure that the ADU regulations in the coastal zone are consistent with State Law.
- *Website Enhancements:* In Spring of 2023, the Community Development Department launched a comprehensive update to the Newport Beach ADU webpage. The webpage is intended to supplement the City’s outreach and foster interest in constructing ADUs. The website continues to include a downloadable guidebook, interactive activities and exercises to help homeowners plan their ADU, an online calculator to estimate costs, and standard plans. The website also includes resources to help the homeowner understand the different types of ADUs by providing links to development standards and processes. External resources are available for potential finance and grant opportunities for homeowners. Users can look up their property attributes including zoning and approximate lot size. An interactive mapping application is also included for residents to see the ADUs that are being constructed in their neighborhoods. The website is updated on a regular basis. For example in 2025, updates were made regarding the revisions to the ADU code to ensure that the website provides members of the public with the most accurate information consistent with state law. City staff is currently working on

updates to the ADU standard plans to reflect the recent building code cycle update. Those plans are anticipated to be available on the website in spring of 2026. The Newport Beach ADU website can be found at <https://www.newportbeachca.gov/adu>.

In 2025, 61 ADUs were submitted for review. There were 38 ADUs that received building permits, including two Safe ADUs, and contributed towards RHNA; and ten that received final inspections including 1 Safe ADU.

Policy Action 3A: Objective Design Standards

As previously stated, the Zoning Code Amendment that approved the Housing Overlays also added Section [20.48.185 \(Multi-Unit Objective Design Standards\)](#) to provide a minimum baseline designed standard for all new multi-unit development. The objective design standards are intended to result in quality design of multi-unit residential and mixed-use development. Review under the standards supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces. These standards shall be applied uniformly and without discretion to enhance the built environment for both affordable and market-rate multi-unit residential development. The standards would apply to housing throughout the City that consists of density of 20 dwelling units per acre or greater. Furthermore, the City prepared a [Checklist](#) for applicants to help streamline review of the objective design standards. In 2025, two Housing Overlay projects were approved with the Objective Design standards. Additionally, seven Housing Overlay projects were in a preliminary or applied status by the end of 2025. Four of the seven include affordable units.

Policy Action 6B: Repair Loans and Grant Programs for Seniors, Persons with Physical and Developmental Disabilities and Lower-Income Households

The City's Senior Housing Assistance Repair Program (SHARP) continues to successfully assist low-income seniors. In 2025, Habitat for Humanity and OASIS staff worked on two new projects and expended a total of \$51,126.80. The projects involved demolition and replacement of the roof, porch, and steps, as well as exterior/foundation repairs. To date, the program has used \$527,349.76 on a total of 22 projects.

Table E Summary – Commercial Development Bonus Approved Pursuant to Government Code Section 65915.7

This table does not apply for this Reporting Period because the City did not approve any commercial development bonus in exchange for the development of affordable housing during the Reporting Period. Pursuant to State Density Bonus Law, a commercial developer may be eligible for an increase in floor area, height, or other development standard exception if they partner with an affordable housing developer to provide affordable housing units.

Table F Summary – Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites Pursuant to Government Code Section 65583.1(c)(2)

This table does not apply for this Reporting Period because the City did not approve any eligible projects.

Table F2 Summary – Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code Section 65400.2

This table does not apply for this Reporting Period because the City did not approve any eligible projects.

Table G Summary – Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of pursuant to Government Code Section 54230

This table does not apply for this Reporting Period because the City did not have any relevant transactions.

Table H Summary – Locally Owned or Controlled Lands Declared Surplus Pursuant to Government Code section 54221, or Identified as Excess Pursuant to Government Code Section 50569

Effective August 22, 2024, the City entered into an Exclusive Negotiating Agreement (ENA) which establishes a period of time during which the City will cooperate with a selected developer to refine the scope and terms of a lease agreement for a proposed project to redevelop a portion of the City-owned property located at 829 Harbor Island Drive, Newport Beach [APN 050-210-02]. The anticipated lease premises contains approximately 17,500 square feet of land and was therefore declared “exempt surplus land” by the City Council of the City of Newport Beach at its regular meeting on July 23, 2024, in compliance with SS 54221(b)(4) of the California Surplus Land Act (Government Code SS54222). The City is still within the term of the ENA but no actions were taken in 2025.

Table J Summary – Student Housing Development for Lower Income Students for which was Granted a Density Bonus Pursuant to Subparagraph (F) of Paragraph (1) of Subdivision (b) of Section 65915

This table does not apply for this Reporting Period because the City did not approve any eligible projects.

Table K Summary - Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on

their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

This table does not apply for this Reporting Period because the City does not have a local tenant preference.

Table L Summary – Historical Resources Any sites within jurisdiction that were newly added to a National, State, or local register of historic places with the reporting year.

This table does not apply for this Reporting Period because the City did not have any sites that were newly added to historic registries.

5. General Plan Compliance with LCI’s General Plan Guidelines

Newport Beach General Plan Implementation Program 1.3 provides that the GP APR must specify the degree to which the General Plan complies with the General Plan Guidelines published by LCI and the date of its last revision. The Newport Beach General Plan was last comprehensively updated in 2006. It has since been amended 65 times, including three major Housing Element updates (2007, 2014, and 2022). The LCI published General Plan Guidelines pursuant to Government Code Section 65040.2 in 2017 to reflect more recent changes to Government Code Section 65302.

In February 2019, the City Council initiated a comprehensive review and update of the General Plan with the goal to bring it up to date with the requirements of Government Code Section 65302 consistent with the City’s changing vision to be identified through a robust public outreach process. In January 2020, after the release of the draft Regional Housing Needs Assessment (RHNA) allocations, the City pivoted its efforts away from a comprehensive update to focus on the Circulation Element and Housing Element. This re-focus was necessary to ensure the City was able to meet the statutory deadline for Housing Element Update adoption.

On September 13, 2022, the City Council re-adopted the 6th Cycle Housing Element. On October 5, 2022, the State Department of Housing and Community Development (HCD) determined the re-adopted Housing Element is statutorily compliant, including programs that affirmatively further fair housing. On October 25, 2022, the City Council also adopted an update to the Circulation Element mostly to refresh policy language for compliance with state law. This included addressing vehicle miles traveled (VMT) and complete streets.

Thereafter, the City began working with the community (1) to implement the Housing Element’s plan, and (2) to consider updates to the balance of the General Plan. In July of 2023, the City entered into an agreement with Dudek for consulting services on the comprehensive General Plan Update.

The August 2024 [General Plan Update Technical Diagnostic Memo](#), prepared by Dudek, analyzes the General Plan against State and Federal requirements. While it largely complies, several required elements need updating. Two primary shortcomings are as follows:

- The Safety Element does not fully address Climate Change as required by Government Code Section 65302(g). The City will update the Safety Element as part of the comprehensive update to address Climate Change in concert with an update to the City's Local Hazard Mitigation Plan.
- The General Plan currently does not address Environmental Justice as specified by Government Code Section 65302(h). Including Environmental Justice policies or adding a new separate element is not required until the City revises two or more elements of the General Plan. Environmental Justice policy considerations will be included in the updated elements, as appropriate.

The City is currently undertaking a comprehensive General Plan update discussed more below in Section 6 of this report.

6. Established Priorities for Land Use Decision-Making for 2025

In 2025, priorities on amendments and policies included the following and the status of each can be found in the referenced Implementation Programs in Appendix A:

Update and Revision to the General Plan to Reflect Changing Conditions and Visions (General Plan Implementation Program 1.2)

The General Plan was comprehensively updated in 2006. Staff reviews the General Plan on an ongoing basis to ensure it is maintained to reflect current conditions, issues, and visions.

As introduced in Section 5, the City embarked on a comprehensive update of the General Plan in 2019 but pivoted in 2020 to focus on preparing the Housing Element update, as well as an update to the Circulation Element.

The City continued to focus its efforts, which ultimately led to City Council's initial adoption of the Housing Element on February 8, 2022. After several reviews and revisions with HCD, the City Council re-adopted a refreshed Housing Element on September 13, 2022. The update is a comprehensive statement of the City's housing policies and serves as a guide for the implementation of these policies. As required by state law, the update examines current housing needs, estimates future housing needs, and establishes goals, policies, and programs pertaining to those needs while demonstrating capacity to accommodate the Regional Housing Needs Assessment (RHNA) allocation of 4,845 new

housing units. Housing programs are responsive to current and future needs and established within the context of available community, state, and federal economic and social resources, realistic quantified housing objectives, and affirmatively furthering fair housing (AFFH). On October 5, 2022, HCD determined the Housing Element is in full statutory compliance.

On October 25, 2022, the City Council adopted an updated Circulation Element that included several refreshed policies that are compliant with state law. For example, the updated Circulation Element contains policies related to complete streets and vehicle miles traveled. The policies were reviewed by the community through extensive outreach and remain consistent with the community's vision.

Simultaneous with the efforts to update the Housing Element and Circulation Element, the General Plan Update Steering Committee (GPUSC) began meeting in July 2022 to restart the comprehensive update efforts. In November 2022, the City Council appointed a 30-member General Plan Advisory Committee (GPAC) to help represent the community and guide potential policy changes.

In July 2023, the City contracted with Dudek to provide consulting services on the comprehensive General Plan Update. "Phase One" outreach for the comprehensive update to the General Plan was conducted from March 2024 to June 2024. The Phase One Outreach Summary was published July 2024 and is available on the City's project website [here](#). "Phase Two" outreach was conducted from October 5, 2024, to January 5, 2025. The Phase Two Outreach Summary was published in March 2025 and is available [here](#).

Starting in August 2025, several [Draft General Plan Elements](#) were published online for review. "Phase Three" included an in-person General Plan Review Open House on October 21, 2025, and a complementary virtual Open House on October 22, 2025. The presentation made virtually is available online [here](#), and provides an overview of the hundreds of responses from Newport Beach residents and community members, collaboration with the GPAC, background analysis from Phases One and Two, and how this informed the draft elements for the 2050 General Plan. Comments on these drafts were accepted through November 17, 2025.

Information regarding the General Plan update efforts to date, including the initiation, evaluation, and overall process, draft elements, etc. can be found on the City's website and at [Newport, Together](#).

This effort has been conducted on a parallel track alongside the City's Housing Element implementation. In November 2023, the City Council adopted an amendment to the Noise Element to adjust the policy framework surrounding housing proximate to John Wayne Airport. In July 2024, the City Council adopted an amendment to the Land Use Element to revise the necessary goals and policies to support housing production in the focus areas identified by the Housing Element. The Noise Element revisions can be found in [Exhibit A of Resolution No. 2023-72](#) and the Land Use Element revisions can be found in [Exhibit A of Resolution 2024-51](#).

On September 24, 2024, the City Council adopted Zoning Code Amendments to implement the 6th Cycle of the Housing Element by providing the necessary zoning. These amendments included adding a Housing Opportunity (HO) Overlay Zoning District (“Overlay”) to the NBMC, Section [20.28.050](#), which provides procedures and development standards for future housing projects. The Overlay provides allowed uses, maximum dwelling unit limits for each subarea, and appropriate development standards such as height, parking, setbacks, and open space requirements. The Overlay also provides a streamlined review process for projects that include a minimum of 20 percent of units reserved for very low- and low-income residents, which serves to incentive the provision of affordable housing by providing certainty and streamlined review. See previous Section ***Policy Actions 1A-1G: Focus Area Amendments for Housing Implementation*** for additional details.

Lastly, the City Council authorized the submittal of a Local Coastal Program Amendment to the California Coastal Commission (CCC) to amend the City’s Coastal Land Use Plan (and Title 21 [Local Coast Program Implementation Plan]) to apply the new housing opportunities from the 6th Cycle Housing Element to applicable properties in the coastal zone. The City filed the amendment application on August 16, 2024, with the CCC, and received a letter from CCC staff on January 7, 2025, confirming the City’s application is complete and pending a hearing date. The application was deemed complete in January 2025 and is tentatively scheduled for a hearing with the CCC in March 2026 or soon thereafter.

Title 17 (Harbor Code) Update (Implementation Program 8.1)

The City includes 48 miles of water frontage with the majority of this land abutting the harbor and bay. The management and updates of state of the art practices and technologies to keep the cohesion of land and water uses running smoothly is an important piece to General Plan Implementation. *Safety of Harbor Uses:*

- Using funds from the CA State Vessel Turn In Program (VTIP) and Surrendered or Abandoned Vessels (SAVE) grant programs, 20+ unwanted, abandoned, unsafe, and unsightly vessels were removed from Newport Harbor. In addition, the City successfully applied for and was granted \$100K in the newest SAVE cycle.
- A vessel entered the harbor in a dilapidated condition. The vessel continued to deteriorate, became disabled, and began taking on water. The vessel was at serious risk of sinking and creating a significant environmental hazard given its condition and the presence of several forms of hazardous materials onboard. The vessel was impounded and was declared “marine debris,” hastening its removal, destruction and the elimination of any threat to human or marine life health. The former occupant of the boat is now housed in a local motel while he waits for a bed in a local shelter.

- The Southern California Unified Marine Working Group continued to convene, led by the Harbor Department. The group includes representatives from 20+ harbors in Southern California as well as representatives from CA Division of Boating and Waterways and the CA Department of Fish and Wildlife.
- Code Enforcement efforts continued to be a significant focus in the calendar year 2025, and specifically focused on the following: noise and other nuisance conditions during night and early morning hours; navigation, lighting enforcement, and dye-tabling of visiting vessels, live-aboard permittees, and mooring sub-permittees - multiple berthing situations that present potentially unsafe conditions.
- Continued monitoring, testing, and repair when necessary, of the vessel sanitation system pump-out equipment at the five City-owned pump-out facilities and Marina Park.
- Conducted safety and water quality training drills independently as well as in collaboration with the California National Guard Marine Command, US Coast Guard and the CA Department of Fish and Wildlife Office of Spill Response.

Regulation and transfer of mooring permit applications and titles:

- The new Mooring License program continues to be popular and maintains full utilization for when there is turnover between tenants. All 17 moorings in the program are licensed and there is a waiting list of more than 80 people.
- The application for a pilot project to reorganize and optimize the utilization of the C-Mooring Field was denied by the California Coastal Commission.
- The CA State Lands Commission has issued a draft letter offering guidance to the City on how to improve its management of the tidelands in trust. The Commission has expressed concern over the process related to transferability, equity between mooring permittees and residential dock permittees, the presence of live-aboard permits, and the methods by which rates for mooring permittees and residential pier permits are quantified.
- More than 75 mooring permits were transferred in calendar year 2025. The transfer price paid as reported on the transfer forms adds up to \$1,247,400. Of the 75 transfers processed, 38 were reported at \$0 because the transfer was between family members or only involved adjusting the second permittee. Across the transfers where a transfer price was paid and reported, the average price per lineal foot paid was \$923.32.

Title 20 (Zoning Code) Update Related to State Mandates (Implementation Program 8.2)

The City continues to closely monitor changes in state legislation and strives to keep the Newport Beach Municipal Code up to date. The following are three highlights that help substantiate this.

- In November 2024, as discussed in detail in the previous section, the City Council adopted Zoning Code Amendments required for implementation of the Housing Element. These amendments included adding Housing Overlays into the Zoning Code and objective design standards to provide a baseline standard for all new multi-unit development. See the previous section for more details. In 2025, two housing projects were approved under the new Housing Overlays and both included the objective design standards. Eight housing projects within Housing Overlays were in various stages of preliminary applications at the end of 2025.
- In 2025, the City adopted revisions to its ADU Ordinance to comply with SB 477, AB 2533, and SB 1211 which had previously gone into effect in 2024 and at the beginning of 2025. Among other things, these bills amended Government Code Section 66310 through 66342 to impose new limits on the City to regulate ADUs and JADUs. In December 2025, the City submitted an LCP Amendment No. LCP-5-NPM-25-0077-1 for the ADU updates approved by City Council implementing SB 477, AB 2533, and SB 1211. A summary of these updates are provided under the ADU section of this report. City staff also began preparations for a new code amendment related to State Law updates that were signed into Law in 2025 and went into effect in 2026 (SB477, AB435, AB2533, and SB1211). City staff anticipate processing these code amendments in 2026 and sharing the updates with the CCC to ensure the ADU regulations in the coastal zone are consistent with State Law.
- Lastly, the City continued the comprehensive land use and mobility study (Study) to consider ways to enhance and improve the Corona del Mar (CdM) commercial corridor with the following actions:
 - In August 2025, City staff held a successful community open house to share draft goals and actions for the Study and obtain feedback from the residents, business owners, and property owners.
 - In October 2025, City staff held a community update meeting to share the Study recommendations that were revised based on the feedback from the open house. A draft of the Corridor Atlas was shared.
 - In November 2025, the City Council held a study session for staff to present the Study's results and recommendations related to updating land uses, parking solutions, safety and mobility improvements, and corridor identity. The changes were well received and City Council directed staff to proceed with all of the recommendations from the Study. Initiation of the related General Plan, Local Coastal Program, and NBMC were scheduled for early 2026.

- All open house, community meeting, and study session materials along with updates are provided on the [Corona Del Mar Commercial Corridor Study website](#).

Title 20 (Zoning Code) and Title 21 (Local Coastal Program Implementation Plan) Update Related to Accessory Dwelling Units (Implementation Program 8.2)

Refer to the discussion on page 16 of this report regarding efforts related to revising the City's regulations pertaining to accessory dwelling units.

Maintaining Up-to-Date Comprehensive Database (Implementation Program 10.1)

The City's Geographical Information System (GIS) data is updated regularly to provide up-to-date, parcel-specific information including specific lot information, planning (zoning, land entitlements, building, code enforcement, environmental layers, general information [contours, assessor, easement, etc.]), general services, harbor, hazards including flood and seismic, fire, police, public works, parking, street and utilities. New layers are added whenever necessary and appropriate. For example, in 2025 the City added a layer to identify the new Housing Opportunity Overlay properties.

Maintaining Development Tracking and Monitoring Program (Implementation Program 10.2)

The City continues to fine-tune a parcel-specific database that accounts for all existing development. The database includes statistics for non-residential floor area and residential dwelling units. The database is used for site-specific information or compiled to provide information by any geography needed, from a single lot to a neighborhood, statistical area, or citywide. The land use data is available by Statistical Area as directed by the General Plan. The data was used to update the land use inputs of the Newport Beach Traffic Analysis Model (NBTAM) consistent with the Orange County Transportation Analysis Model (OCTAM).

As required by Section 423 of the City Charter, the Planning Division tracks increases in development limits approved by General Plan amendments (GPA) for a period of 10 years. If a proposed amendment exceeds the established thresholds of 40,000 square feet of non-residential development, 100 dwelling units, 100 AM peak hour traffic trips or 100 PM peak hour traffic trips on its own or, when combined with 80% of previously approved General Plan amendment(s) located in the same Statistical Area, the amendment is considered a "major amendment." Approval or denial of a "major amendment" is determined by a vote of the electorate. The GPA/Charter Section 423 tracking tables are available for public review at the General Plan information page on Newport Beach's Community Development Department's Planning Division website at <https://www.newportbeachca.gov/chartersection423>.

Staff continues to update the database of all transfers of development rights in each statistical area, as they occur. Land Use Element policies LU4.3 (Transfer of

Development Rights), LU 4.7 (Redevelopment and Transfer of Development Rights), and LU6.14.3 (Transfers of Development Rights – Newport Center) allow development rights and intensity (e.g. square footage) to be transferred in certain circumstances without an amendment to the General Plan. The policies are primarily implemented by Chapter 20.46 (Transfer of Development Rights) of the Newport Beach Municipal Code and the North Newport Center Planned Community Development Plan.

The transfer of development tables are located at the following webpage: <https://www.newportbeachca.gov/developmenttransfertables>.

APPENDIX A. General Plan Implementation Program Status

Programs		Status
1.1	Ensure that Private Development and Capital Improvements are Consistent with the General Plan	<p>Ongoing</p> <ol style="list-style-type: none"> 1. All private development projects require consistency with the General Plan. Consistency is ensured through the application of zoning requirements. Discretionary applications require the adoption of a finding that the project is consistent with the General Plan based upon facts. 2. In June 2025, the City Council confirmed that the Fiscal Year 2025-26 Capital Improvement Program (CIP) was consistent with the General Plan when it approved the CIP with the adoption of the budget. <p>For reference, in November 2012 the residents approved Measure EE, a City Charter amendment. Section 707 of the City’s Charter was amended eliminating the need for the Planning Commission to recommend any proposed Public Works items to the City Council.</p>
1.2	Update and Revise the General Plan to Reflect Changing Conditions and Visions	<p>Ongoing</p> <p>The General Plan was last comprehensively updated in 2006. Staff reviews the General Plan on an ongoing basis to ensure it is maintained to reflect current conditions, issues, and visions. The City embarked on a comprehensive update of the General Plan in 2019 but pivoted in 2020 to focus on preparing the 6th Cycle Housing Element update, as well as an update to the Circulation Element.</p> <p>The City continued to focus its efforts, which ultimately led to City Council’s initial adoption of the Housing Element on February 8, 2022. After several reviews and revisions with HCD, the City Council re-adopted a refreshed Housing Element on September 13, 2022. The update is a comprehensive statement of the City’s housing policies and serves as a guide for the implementation of these policies. As required by state law, the update examines current housing needs, estimates future housing needs, and establishes goals, policies, and programs pertaining to those needs while demonstrating capacity to accommodate the Regional Housing Needs Assessment (RHNA) allocation of 4,845 new housing units. Housing programs are responsive to current and future needs and established within the context of available community, state, and federal economic and social resources, realistic quantified housing objectives, and affirmatively furthering fair housing (AFFH). On October 5, 2022, HCD determined the Housing Element is in full statutory compliance.</p>

Programs		Status
		<p>On October 25, 2022, the City Council adopted an updated Circulation Element that included several refreshed policies that are compliant with state law. For example, the updated Circulation Element contains policies related to complete streets and vehicle miles traveled or “VMT.” The policies were reviewed by the community through extensive outreach and remain consistent with the community’s vision.</p> <p>Simultaneous with the efforts to update the Housing Element and Circulation Element, a new General Plan Update Steering Committee (GPUSC) was appointed by City Council and began meeting in July 2022 to restart the comprehensive update efforts. Shortly thereafter, the City Council established and appointed a 30-member General Plan Advisory Committee (GPAC) to represent the community and provide advisory guidance on how the General Plan should be refreshed and updated.</p> <p>In July 2023, the City contracted with Dudek to provide consulting services on the comprehensive General Plan Update. “Phase One” outreach for the comprehensive update to the General Plan was conducted from March 2024 to June 2024. The Phase One Outreach Summary was published July 2024 and is available on the City’s project website here. “Phase Two” outreach was conducted from October 5, 2024, to January 5, 2025. The Phase Two Outreach Summary was published in March 2025 and is available here.</p> <p>Starting in August 2025, several Draft General Plan Elements were published online for review. “Phase Three” included an in-person General Plan Review Open House on October 21, 2025, and a complementary virtual Open House on October 22, 2025. The presentation made virtually is available online here, and provides an overview of the hundreds of responses from Newport Beach residents and community members, collaboration with the GPAC, background analysis from Phases One and Two, and how this informed the draft elements for the 2050 General Plan. Comments on these drafts were accepted through November 17, 2025.</p> <p>Information regarding the General Plan update efforts to date, including the initiation, evaluation, and overall process, draft elements, etc. can be found on the City’s website and at Newport, Together.</p>
1.3	<p>Prepare Annual General Plan Progress and Housing Element Implementation Reports</p>	<p>Ongoing – 2024 report completed and submitted; 2025 report pending</p> <p>The Annual Report for 2024 was reviewed by the City Council and submitted to the Governors Office of Land use and Climate Innovation (LCI) formerly the Office of Planning and Research (OPR) and State of California Department of Housing and Community Development (HCD) in April 2025. Implementation Program 1.3 also states that that the report must specify the degree to which the General Plan complies with the General Plan Guidelines published by LCI and the date of its last revision. The Newport Beach General Plan was last comprehensively updated in 2006. It has since been amended 65times, including three major Housing Element updates (2007, 2014,</p>

Programs		Status
		<p>and 2022). The LCI published General Plan Guidelines pursuant to Government Code Section 65040.2 in 2017 to reflect more recent changes to Government Code Section 65302. In February 2019, the City Council initiated a comprehensive review and update of the General Plan with the goal to bring it up to date with the requirements of Government Code Section 65302 consistent with the City’s changing vision to be identified through a robust public outreach process. In January 2020, after the release of the draft Regional Housing Needs Assessment (RHNA) allocations, the City pivoted its efforts away from a comprehensive update to focus on the Circulation Element and Housing Element. On October 5, 2022, HCD determined the Housing Element is in full statutory compliance. On October 25, 2022, the City Council adopted an updated Circulation Element that included several refreshed policies that are compliant with state law. See Program 1.2 for update.</p>
2.1	Amend the Zoning Code for Consistency with the General Plan	<p>Ongoing</p> <p>A Comprehensive Zoning Code Update, consistent with the 2006 General Plan, was adopted by City Council in October 2010. In July 2024, the City Council adopted a General Plan Amendment to revise the necessary goals and policies within the City’s Land Use Element to support housing production in the focus areas identified by the 6th Cycle Housing Element. The Land Use Element revised policies and goals can be found in the Resolution 2024-51 in Exhibit A.</p> <p>On September 24, 2024, the City Council adopted Zoning Code Amendments to implement the Housing Element by providing the necessary zoning. These amendments included adding a Housing Opportunity (HO) Overlay Zoning District (Overlay) to the NBMC , Section 20.28.050, which provides procedures and development standards for future housing projects. The Overlay provides allowed uses, maximum dwelling unit limits for each subarea, and appropriate development standards such as height, parking, setbacks, and open space requirements. The Overlay also provides a streamlined review process for projects that include a minimum of 20 percent of units reserved for very-low- and low-income residents, which serves to incentive the provision of affordable housing.</p> <p>Properties that are located within the Overlay are identified in the maps codified in Section 20.80.025 (Housing Opportunity Overlay Zoning Districts Maps) of the NBMC and provided below:</p> <p>HO-1 Airport Area Environs Area HO-2 West Newport Mesa Area HO-3 Dover-Westcliff Area HO-4 Newport Center Area HO-5 Coyote Canyon Area HO-6 Existing 5th Cycle Sites</p>

Programs		Status
		<p>The Zoning Code Amendment that approved the Housing Overlays also added Section 20.48.185 (Multi-Unit Objective Design Standards) to the NBMC, to provide a baseline set of objective standards that would apply to all new multi-unit development consisting of at least 20 dwelling units per acre. Furthermore, the City prepared a Checklist for applicants to help streamline review of the objective design standards. In 2025, two Housing Overlay projects were approved with the Objective Design standards. Additionally, seven Housing Overlay projects were in a preliminary or applied status by the end of 2025.</p> <p>After the City completes its comprehensive update to the General Plan, the Zoning Code will be updated to ensure any inconsistencies between the updated General Plan and the Zoning Code are resolved.</p>
3.1	Preparation of New Specific Plans	<p>Pending in 2026</p> <p>Within the Airport Area, Uptown Newport and Koll Center elected to meet their “regulatory plan” requirements (General Plan Policy LU 6.15.10) through a Planned Community Development Plan as allowed pursuant to Implementation Program 4.1.</p> <p>In furtherance of Housing Element Policy Actions 1A (Airport Environs Sub Area), 4E (Airport Area Policy Exceptions for Affordable Housing), and 4J (Airport Environs Sub Area Environmental Constraints) the City initiated the preparation of a Specific Plan for the Airport Area in 2025. In May 2025, the City released a request for proposals for consulting services to prepare the specific plan. After completing the evaluation, the City selected Kimley-Horn and Associates as the consultant most qualified to perform the services and scheduled the contract for approval by the City Council in early 2026. The City anticipates completion of the Specific Plan by early 2028.</p> <p>Lastly, while not a specific plan, the City continued the comprehensive land use and mobility study (Study) to consider ways to enhance and improve the Corona del Mar (CdM) commercial corridor with the following actions:</p> <ul style="list-style-type: none"> • In August 2025, City staff held a successful community open house to share draft goals and actions for the Study and obtain feedback from the residents, business owners, and property owners. • In October 2025, City staff held a community update meeting to share the Study recommendations that were revised based on the feedback from the open house. A draft of the Corridor Atlas was shared. • In November 2025, the City Council held a study session for staff to present the Study’s results and recommendations related to updating land uses, parking solutions, safety and mobility improvements, and corridor identity. The changes were well received and City Council directed staff to proceed with all of the Recommendations from the Study. Initiation of the related General Plan, Local Coastal Program, and NBMC were scheduled for early 2026.

Programs		Status
		<ul style="list-style-type: none"> All open house, community meeting, and study session materials along with updates are provided on the Corona Del Mar Commercial Corridor Study webpage.
4.1	New “Planned Community” Development Plans	<p>Ongoing</p> <p>The City will promote the establishment of planned community development plans when it is appropriate to do so for future development that is consistent with the General Plan.</p>
5.1	Review and Revise Coastal Land Use Plan for Consistency with the General Plan	<p>Ongoing</p> <p>The Coastal Land Use Plan (CLUP) was amended to be consistent with the 2006 General Plan in 2009. When the City approves an amendment of the General Plan that affects property in the Coastal Zone, the City prepares necessary amendments to the CLUP. The General Plan amendment is held in abeyance until the corresponding CLUP amendment is certified by the California Coastal Commission (CCC) and accepted by the City Council.</p> <p>On August 16, 2024, the City Council authorized the submittal of a Local Coastal Program Amendment to the California Coastal Commission (CCC) to amend the City’s Coastal Land Use Plan and Title 21 (Local Coast Program Implementation Plan) to apply the new Housing Opportunity (HO) Overlay to applicable properties in the coastal zone. The City’s application for the amendment was deemed complete in January 2025 and is currently under review by the CCC. A hearing is anticipated March 2026 or soon thereafter.</p>
6.1	Review the Subdivision Ordinance for Consistency with the General Plan	<p>Complete</p> <p>The Subdivision Code was reviewed and updated in 2009 and 2010 consistent with this program.</p>
7.1	Review Building and Construction Code for Consistency with General Plan	<p>Ongoing</p> <p>The City adopted, with some local amendments, the 2025 edition of the building codes in late 2025. The adopted 2025 code became effective January 1, 2026. The next updates will be in 2028 and effective in 2029.</p>

Programs		Status
7.2	Revise Fair Share Traffic Contribution Ordinance	<p><i>Partially Complete and Ongoing</i></p> <p>The City continues to adjust the fee annually for changes in the Consumer Price Index (CPI), but will explore opportunities to revise the ordinance, as deemed necessary.</p>
7.3	Review and Update Transportation Demand Ordinance	<p><i>Complete</i></p> <p>The Transportation Demand Management Ordinance was reviewed and updated as a part of the comprehensive Zoning Code Update in 2010 (see Chapter 20.44 [Transportation Demand Management Requirements] of the Zoning Code).</p>
8.1	Review Codes and Ordinances for Consistency with the General Plan and Update Periodically	<p><i>Complete and Ongoing</i></p> <p>Codes and Ordinances are revised for consistency with the General Plan on an as-needed basis. The Zoning Code was comprehensively updated in 2010, and Subdivision Code was updated in 2009 and 2010 for consistency with the General Plan. The following are specifically recommended (sections from the Implementation Measure are italicized):</p> <p><i>A) Requirements for live-aboard vessels pertaining to the integrity, quality, and safety of Harbor uses, environmental protection, and impacts on the public, waterfront owners/lessees, and adjoining properties;</i></p> <ul style="list-style-type: none"> • Using funds from the CA State Vessel Turn In Program (VTIP) and Surrendered or Abandoned Vessels (SAVE) grant programs, 20+ unwanted, abandoned, unsafe, and unsightly vessels were removed from Newport Harbor. In addition, the City successfully applied for and was granted \$100K in the newest SAVE cycle. • A vessel entered the harbor in a dilapidated condition. The vessel continued to deteriorate, became disabled, and began taking on water. The vessel was at serious risk of sinking and creating a significant environmental hazard given its condition and the presence of several forms of hazardous materials onboard. The vessel was impounded and was declared “marine debris,” hastening its removal, destruction and the elimination of any threat to human or marine life health. The former occupant of the boat is now housed in a local motel while he waits for a bed in a local shelter. • The Southern California Unified Marine Working Group continued to convene, led by the Harbor Department. The group includes representatives from 20+ harbors in Southern California as well as representatives from CA Division of Boating and Waterways and the CA Department of Fish and Wildlife. • Code enforcement efforts continued to be a significant focus in the calendar year 2025, and specifically focused on the following: noise and other nuisance conditions during night and early morning hours;

Programs	Status
	<p>navigation, lighting enforcement, and dye-tabling of visiting vessels, live-aboard permittees, and mooring sub-permittees - multiple berthing situations that present potentially unsafe conditions.</p> <ul style="list-style-type: none"> • Continued monitoring, testing, and repair when necessary, of the vessel sanitation system pump-out equipment at the five City-owned pump-out facilities and Marina Park. • Conducted safety and water quality training drills independently as well as in collaboration with the California National Guard Marine Command, US Coast Guard and the CA Department of Fish and Wildlife Office of Spill Response. <p>B) <i>Regulation and transfer of mooring permit applications and titles</i> – Managed by the City’s Harbormaster’s Office on an ongoing basis.</p> <ul style="list-style-type: none"> • The new Mooring License program continues to be popular and maintains full utilization for when there is turnover between tenants. All 17 moorings in the program are licensed and there is a waiting list of more than 80 people. • The application for a pilot project to reorganize and optimize the utilization of the C-Mooring Field was denied by the California Coastal Commission. • The CA State Lands Commission has issued a draft letter offering guidance to the City on how to improve its management of the tidelands in trust. The Commission has expressed concern over the process related to transferability, equity between mooring permittees and residential dock permittees, the presence of live-aboard permits, and the methods by which rates for mooring permittees and residential pier permits are quantified. • More than 75 mooring permits were transferred in calendar year 2025. The transfer price paid as reported on the transfer forms adds up to \$1,247,400. Of the 75 transfers processed, 38 were reported at \$0 because the transfer was between family members or only involved adjusting the second permittee. Across the transfers where a transfer price was paid and reported, the average price per lineal foot paid was \$923.32. <p>C) <i>Standards for the design and siting of bulkheads, pier, and similar structures to address their potential visual impacts</i> – Current City Council approved Harbor Standards state that the bulkhead height is required to be 10 feet Mean Lower Low Water (MLLW). On March 23, 2021, the City Council approved updated Waterfront Project Design Guidelines and Standards, Harbor Design Criteria Commercial & Residential Facilities. The guidelines require that any structure permitted within the years 2021 through 2025 must have a minimum bulkhead elevation of 10.9 feet (NAVD 88) with a design for adaptability elevation of 14.4 feet (NAVD 88).</p> <p>D) <i>Standards and policies specified by the Noise Element to protect sensitive noise receptors, residents and businesses from unwanted noise impacts from traffic, JWA operations, construction activities, truck deliveries,</i></p>

Programs		Status
		<p><i>special events, charter and entertainment boats, and similar sources</i> – Reviewed and implemented on an ongoing basis through project review consistent with the Airport Land Use Environs Plan (AELUP), by Code Enforcement, Harbormaster’s Office, and building inspectors. In 2023, the City adopted amendments to the Zoning Code and General Plan related to noise in the airport area, which were necessary to implement the 6th Cycle Housing Element. The amendments included adding regulations to Section 20.30.080 (Noise) of the NBMC that would serve to protect sensitive noise receptors from potential airport noise.</p>
8.2	Prepare New Codes, Ordinances, and Guidelines	<p>Ongoing</p> <p>The comprehensive Zoning Code update was adopted in November 2010, by the City Council. The following are specifically recommended (sections from the Implementation Measure are italicized):</p> <p>A) A <i>“commercial-residential” interface ordinance that regulates use, activity, and design of commercial properties located on shallow parcels directly abutting residential neighborhoods</i> - The Zoning Code includes development standards that address the commercial and residential interface to minimize potential land conflicts.</p> <p>B) <i>Design guidelines for the renovation or reconstruction of housing in existing neighborhoods to assure that they complement the character of existing development; these may be applied to specific neighborhoods or citywide</i> – The 2010 Zoning Code attempted to regulate third floor mass and bulk through the use of NBMC Section 20.48.180 (Residential Development Standards and Design Criteria), which includes third floor area limits, third floor step backs for enclosed floor area, and open space standards to increase building modulation. However, the third floor limits did not apply to unenclosed covered deck areas or unfinished attics, resulting in building designs with third levels (enclosed and unenclosed) that visually appear larger and bulkier than the code intended. Furthermore, these standards did not apply to Balboa Island (R-BI) and the Multiple Residential (RM) zoning districts. On November 24, 2020, the City Council adopted Ordinance No. 2020-28 amending the residential design standards to reduce the bulk and mass associated with future single-unit and two-unit developments by clarifying the definition of gross floor area, regulating covered third floor decks, and expanding the application of third floor area and open volume standards.</p> <p>C) <i>An ordinance or guidelines for the preservation of historic buildings and/or properties; this shall be developed in consideration of guidelines published by the State Historic Preservation Office</i> – Staff continues to review projects subject to the California Environmental Quality Act (CEQA) to address historic preservation. An ordinance has not been prepared at this time due to competing priorities and staff resources.</p> <p>D) <i>An ordinance managing parking in commercial and mixed-use corridors and districts characterized by deficient parking; this may provide for the establishment of parking districts in which new parking may be developed in public or private shared facilities or structures or other facilities, as well as procedures for the funding of these</i></p>

Programs	Status
	<p><i>improvements</i> – The City has launched a comprehensive land use and mobility study (Study) to consider ways to enhance and improve the Corona del Mar (CdM) commercial corridor. As detailed in Program 3.1, In November 2025, the City Council held a study session for staff to present the Study’s results and shared goals related to updating land uses, parking solutions, safety and mobility improvements, and corridor identity. A key component of the project was evaluating holistic parking solutions that balance the needs of all users, including residents, and business and commercial property owners. The study recommendations were well received and City Council initiation for the General Plan, Local Coastal Program, and NBMC amendments were scheduled for early 2026. All open house, community meeting and study session materials along with updates are provided on the Corona Del Mar Commercial Corridor Study website.</p> <p>Also See Program 16.10 for an update on parking.</p> <p>On February 12, 2019, the City Council adopted amendments to Title 20 and Title 21 necessary to address changes in State law (Senate Bill 1069 and Assembly Bill 2299, Statutes of 2016, and Senate Bill 229 and Assembly Bill 494, Statutes of 2017) that require jurisdictions to amend their local ordinances to conform to California Government Code Section 65852.2. The ordinances expanded opportunities in the City for the conversion and construction of new Accessory Dwelling Units (ADUs) to any residential lot with existing or proposed single-unit development.</p> <ul style="list-style-type: none"> • In 2025, the City pursued several efforts related to revising the City’s regulations pertaining to accessory dwelling units and incentivizing their development. In 2025, the City adopted revisions to its ADU Ordinance to comply with SB 477, AB 2533, and SB 1211, which went into effect in 2024 and at the beginning of 2025. Among other things, these bills amended Government Code Section 66310 through 66342 to impose new limits on the City to regulate ADUs and JADUs. A summary of those updates and the bills that were addressed through the code amendment can be found below: <ul style="list-style-type: none"> ○ SB 477 made changes to the numbering of the sections of Government Code for State ADU and JADU Laws. ○ AB 2533 made various changes to State ADU Law (Gov. Code, § 66332) regarding unpermitted ADUs, which the City currently implements through its existing SAFE ADU Program. The City’s SAFE ADU program is an initiative designed to help homeowners legalize existing unpermitted ADUs constructed before January 1, 2020. The program helps homeowners address potential code enforcement issues, liability concerns, and safety risks associated with unpermitted units. This bill went into effect on January 1, 2025, and the City’s SAFE ADU program has already been updated to

Programs	Status
	<p>comply with the provisions.</p> <ul style="list-style-type: none"> ○ SB 1211 made various changes to State ADU Law (Gov. Code, §§ 66313, 66314, 66323) with regard to replacement parking and special streamlined units referred to as “66323 Units” (described below) on lots with existing or proposed multifamily dwellings. SB 1211 went into effect on January 1, 2025. This bill: <ul style="list-style-type: none"> ▪ Defines “livable space” as a space in a dwelling intended for human habitation, as the term appears in Government Code sections 66313, subdivision (e), and 66323, subdivision (a)(3)(A). ▪ Specifies that uncovered, off-street parking spaces demolished in conjunction with the construction of an ADU do not need to be replaced. ▪ Authorizes up to eight detached ADUs on a lot with an existing multifamily dwelling (previously limited to two), provided that the number of ADUs does not exceed the number of existing units on the lot. ▪ Prohibits a local agency from imposing any objective development standards on 66323 Units that are not authorized by the provisions of Government Code section 66323, subdivision (a). ● SB 1211 also established “66323 Units” under Government Code Section 66323 and clarifies four categories of ADUs (and JADUs) that must be approved ministerially and are not subject to standards set forth in Government Code Sections 66314 through 66322 or the NBMC (i.e. “66323 Units”). These 66323 Units do not have to comply with the City’s objective development and design standards, such as height, setbacks, and size limits. These ADUs must still comply with building code and health and safety requirements. ● Subsequent to the City Council adopting a revised ADU ordinance to comply with the bills outlined above, the City Council authorized city staff to submit a Local Coastal Program Amendment to its implementation plan to ensure that the revisions made to the city zoning code (Title 20) are also reflected in the coastal zone through the implementation plan (Title 21) and that it conforms with State Law Updates. City staff submitted a Local Coastal Program Amendment at the end of 2025 to the California Coastal Commission. The application is currently under review and City staff anticipates that the amendment will be approved by the

Programs		Status
		<p>California Coastal Commission before the end of 2026.</p> <ul style="list-style-type: none"> In addition to the items mentioned above, city staff are preparing new code updates to comply with State Law that was signed into Law in 2025 and went into effect in 2026 (SB477, AB435, AB2533, and SB1211). City staff anticipate processing these code amendments in 2026 and sharing the updates with the CCC to ensure that the ADU regulations in the coastal zone are consistent with State Law. <i>Website Enhancements:</i> In Spring of 2023, the Community Development Department launched a comprehensive update to the Newport Beach ADU webpage. The webpage is intended to supplement the City's outreach and foster interest in constructing ADUs. The website continues to include a downloadable guidebook, interactive activities and exercises to help homeowners plan their ADU, an online calculator to estimate costs, and standard plans. The website also includes resources to help the homeowner understand the different types of ADUs by providing links to development standards and processes. External resources are available for potential finance and grant opportunities for homeowners. Users can look up their property attributes including zoning and approximate lot size. An interactive mapping application is also included for residents to see the ADUs that are being constructed in their neighborhoods. The website is updated on a regular basis, for example in 2025 updates regarding the revisions to the ADU code were made to ensure that the website provides members of the public with the most accurate information consistent with state law. City staff are currently working on updates to the ADU standard plans to reflect the recent building code cycle update. Those plans are anticipated to be available on the website in spring of 2026. The Newport Beach ADU website can be found at https://www.newportbeachca.gov/adu. <p>In 2025, 61 ADUs were submitted for review. There were 38 ADUs that received building permits, including two SAFE ADUs, and contributed towards RHNA; and nine that received final inspections including 1 SAFE ADU.</p>
9.1	Review City Council Policy Manual for Consistency with the General Plan	<p>Ongoing</p> <p>In 2025, there were no City Council Policies amended.</p>
10.1	Maintain Up-to-Date Comprehensive Database (Data such as built	<p>Ongoing</p> <p>The City's Geographical Information System (GIS) data is updated regularly to provide up-to-date parcel-specific information including specific lot information (agreements), planning (zoning, land entitlements, building, code</p>

Programs		Status
	<p><i>land use and traffic should be updated on a continuing basis, while data that is stable, such as seismic hazard zones, can be updated on a less frequent basis)</i></p>	<p>enforcement, environmental layers, general information [contours, assessor, easement, etc.]), general services, harbor, hazards including flood and seismic, fire, police, public works, parking, street and utilities. New layers are added whenever necessary and appropriate. For example, in 2025 the City added a layer to identify the new Housing Opportunity (HO) Overlay properties.</p>
<p>10.2</p>	<p>Maintain Development Tracking and Monitoring Program</p>	<p>Ongoing</p> <p>The City continues to fine-tune a parcel-specific database that accounts for all existing development. The database includes statistics for commercial floor area and residential dwelling units. The database is used for site-specific information or compiled to provide information by any geography needed, from a single lot to a neighborhood to statistical area, or citywide. The land use data is available by Statistical Area as directed by the General Plan. The data is currently being used to update the land use portion of the Newport Beach Traffic Model (NBTAM).</p> <p>As required by Section 423 of the City Charter, the Planning Division tracks increases in development limits approved by General Plan amendments (GPA) for a period of 10 years. If a proposed amendment exceeds the established thresholds of 40,000 square feet of non-residential development, 100 dwelling units, 100 AM peak hour traffic trips, or 100 PM peak hour traffic trips on its own or, when combined with 80% of previously approved General Plan amendment(s) located in the same Statistical Area, the amendment is considered a “major amendment.” Approval or denial of a “major amendment” is determined by a vote of the electorate. The GPA/Charter Section 423 tracking tables are available for public review at the General Plan information page on Newport Beach’s Community Development Department’s Planning Division website at the following: https://www.newportbeachca.gov/chartersection423</p> <p>Land Use Element policies LU4.3 (Transfer of Development Rights), LU 4.7 (Redevelopment and Transfer of Development Rights), LU6.14.3 (Transfers of Development Rights – Newport Center) allow development rights (e.g. square footage) to be transferred in certain circumstances without an amendment to the General Plan. The policies are primarily implemented by Chapter 20.46 (Transfer of Development Rights) of the Newport Beach Municipal Code and the North Newport Center Planned Community Development Plan. The transfer of development tables is located at the following webpage: https://www.newportbeachca.gov/developmenttransfertables</p>

11.1	CEQA Review and Development and Entitlement Applications	<p>Ongoing</p> <p>All private and public development projects and programs defined as a “project” pursuant to the California Environmental Quality Act (CEQA) are reviewed and evaluated for compliance.</p>
12.1	Evaluate Fiscal Benefits of Large Development Proposals and Annexations	<p>Ongoing</p> <p>The City continues to examine the fiscal benefits of large development proposals consistent with Implementation Policy 12.1. No annexations were considered during the reporting period.</p>
12.2	Maintain and Update Fiscal Impact Model	<p>Ongoing</p> <p>The fiscal impact model was historically maintained by Applied Development Economics, Inc. on behalf of the City. The model calculates public service impacts for specific land uses that support the residential population, the employment base and the visitor population in the City. It also calculates the public revenues that each type of land use typically generates for the City, including property taxes, sales taxes, and other taxes, as well as a variety of user charges and fees. The output from the fiscal impact model can be modified to address these circumstances for each individual project and the fiscal year the project is proposed. In 2025, maintenance of the fiscal impact model was transferred to a new consultant, Keyser Martson Associates, Inc. It will continue to be refined and updated on an as-needed basis.</p>
13.1	Process Development Agreements	<p>Ongoing</p> <p>The City requires Development Agreements for projects in accordance with Chapter 15.45 of the Municipal Code and where required by the General Plan. In 2025, the City completed negotiations on two development agreements including the Residences at MacArthur Court Mixed-Use Project and the North Newport Center Planned Community Amendments. Additionally, the City initiated negotiations on two other projects including the Fairway 3 Project and 1300 Dove Residences. Negotiations are ongoing with the Saunders Self Storage Project.</p>
14.1	Adjoining Cities (“Borders Committees” to collaborate with the cities of Irvine, Huntington Beach, and Costa Mesa)	<p>Ongoing</p> <p>The City continues to provide robust assistance to those who are unhoused in the community. For this reporting period, the following was accomplished:</p> <ul style="list-style-type: none"> From the streets and vehicles, the City’s homeless outreach and engagement team permanently housed six people, reunited five people from the streets with family, and placed four people into skilled nursing facilities.

		<ul style="list-style-type: none"> • The Costa Mesa Bridge Shelter permanently housed six people and reunited three people with family. • PATH (People Assisting the Homeless) continues to provide outreach and engagement services as a contracted service provider. PATH completed 66 shelter intakes (some duplicated individuals) at the Costa Mesa Bridge Shelter, the County’s Yale Navigation Center, the Huntington Beach Navigation Center, the Buena Park Navigation Center, and the Bridges at Kraemer Place in Anaheim. PATH, in coordination with the Newport Beach Police Department and homeless services manager, completed a street Census in November 2025. 13 people were surveyed and stated ties to Newport Beach. PATH continues to connect the people to services and resources. • The outreach and engagement team three notable permanent housing placements in 2025. A person had over 80 contacts with the Newport Beach Police Department and City and County staff over six years. In October 2025, the person decided to call his father and reunified with him in another county. An older adult housed in a senior care facility in the State of New York boarded a bus and traveled cross-county to Newport Beach to locate her son. She experienced street-level homelessness while the team located the senior care facility in New York. After medically clearing her for travel, the team bought a return bus ticket, tracked her progress, and confirmed she returned to her home. An older adult living in a vehicle was stranded for a week before neighbors called the City for assistance. The team convinced him to go to a hospital for treatment and an assessment. The man now resides in a skilled nursing facility.
14.2	Coordinate with School Districts	<p>Ongoing</p> <p>Staff works with Newport Mesa Unified School District, Santa Ana Unified School District, and Coast Community College District (“School Districts”) on the identification and acquisition of potential school sites and expansion of existing facilities on an as-needed basis. Should the need arise, Public Works staff will monitor traffic conditions at school locations. The City works with the School Districts on joint-use agreements for public recreational uses of school properties on an as-needed basis. School fees are assessed during the issuance of building permits when applicable.</p>
14.3	Coordinate with Orange County	<p>Ongoing</p> <p>The City continues to work with Orange County on various programs affecting land use and development, affordable housing, transportation, infrastructure, resource conservation, environmental quality, fire risk reduction efforts, management of Newport Harbor and Upper Newport Bay; and John Wayne Airport operations and improvement plans on an as-needed basis.</p>
14.4	Coordinate with Orange County	<p>Ongoing</p>

	Transportation Authority (OCTA)	The Deputy Public Works Director/City Engineer is on the Technical Advisory Committee (TAC) for OCTA, which meets monthly and consists of most of the Public Works Directors in Orange County, to discuss and make recommendations to the OCTA and its board on the allocation of funding. Additionally, Staff attends OCTA Traffic Forums along with other Orange County agencies on a biannual basis to discuss regional traffic items and traffic signal synchronization.
14.5	State of California Department of Housing and Community Development (HCD)	Ongoing The 2025 General Plan Annual Progress Report, including the Housing Element Report, will be sent to HCD on or prior to the deadline in April 2026.
14.6	Coordinate with California Coastal Commission	Ongoing <ul style="list-style-type: none"> • Big Canyon Restoration - Phase 3 (formerly 2B/C). This proposed project at the mouth of Big Canyon Nature Park contains jurisdictional wetlands and requires permits from the California Coastal Commission, Army Corps of Engineers with concurrence from U.S. Fish and Wildlife Service, Regional Water Quality Control Board, and California Department of Fish and Wildlife. Construction started in November 2025 and the project is expected to be complete by July 2026. CEQA has been completed, and all permits have been obtained. Under an agreement currently in preparation with the California Department of Fish and Wildlife, City will manage the construction and pay the contractor. The City will be reimbursed from grants funds awarded to the project. The project is estimated to cost seven million dollars. • Planning and Public Works staff routinely communicate directly with Coastal Commission staff on an as-needed basis regarding implementation of the Local Coastal Program. The following are Coastal Commission Actions related to LCP Amendments in 2025: <ul style="list-style-type: none"> ○ On April 11, 2023, the City received a letter from the California Coastal Commission requiring the installation of protection fencing and monthly bird monitoring. The fence was installed mid November 2023 along with informative signs on the fence. Since then, the City has complied with the cease and desist order. The City consulted with Glenn Lukos Associates to conduct bi-monthly monitoring of the plovers during the monitoring season (July through March). The City reported back to the Coastal Commission on a monthly basis with a report of the two separate visits during the month. The info includes the total number of plovers and where they were observed. It also included weather conditions. The City fulfilled the second year of monitoring and continued to comply with the cease and desist order. In March 2025, the 2024/2025 monitoring concluded with no further action requested by the California Coastal Commission. The City will continue to comply with the cease and desist order by consulting with Glenn Lukos Associates to conduct bi-monthly monitoring of the

plovers during the monitoring season for 2025/2026.

- On September 11, 2023, the City submitted a two-part LCP Amendment (LCP-5-NPB-23-0039-3) to the Coastal Commission for their review and approval. The two parts include: Part A) Request to amend the certified Implementation Plan (IP) of the City's Local Coastal Program (LCP) revising regulations pertaining to commercial parking; and, Part B) Request to amend the Implementation Plan (IP) of the City's certified Local Coastal Program (LCP) to establish the Special Flood Hazard (VE) Overlay District. The amendment was deemed incomplete by the California Coastal Commission on January 5, 2024, deemed complete on April 14, 2024, and a one-year extension granted on June 14, 2024. Part A Amendment was approved by the Coastal Commission in June 2025 and adopted by City Council in July 2025. Part B Amendment was approved by the Coastal Commission in July 2025 with modifications and adopted by City Council in October 2025.
- On, February 28, 2023, the City submitted request to the Coastal Commission for Coastal Development permit (CDP) jurisdiction for lands meeting the criteria of Coastal Act Section 30613. This would provide the City with increased and consolidated CDP issuing authority for properties that are currently bisected with Coastal Commission jurisdiction, eliminating lengthy and costly reviews by both agencies. Throughout 2024, City and Coastal Commission staff have conducted regular working sessions to refine the jurisdiction boundaries and finalize the request. Completion of this project is anticipated in 2026.
- On October 4, 2023, the City submitted a coastal development permit request to reconfigure the 5.5-acre Mooring Field C from single-row to double-row moorings. Mooring Field C currently has 55 moorings and may have up to 62 moorings upon completion of the proposed Project. The application was deemed complete by the California Coastal Commission (CCC) on July 19, 2024. City staff worked extensively with CCC staff addressing concerns and ultimately received a positive staff recommendation in support of the project. When deemed complete, the application was more than 3,500 pages. The CCC denied the project at the February 2025 hearing due to public comments raised regarding safety and liability.
- On February 8, 2024, the City submitted a three-part LCP Amendment (LCP-5-NPB-24-0004-1) to the Coastal Commission for their review and approval. Part A Amendment - Establishing regulations permitting short term lodging within the MU-W2 (Mixed-Use Water) and MU-CV/15th Street (Mixed-Use Cannery Village and 15th Street) coastal zoning districts; changing the maximum cap of short term lodging permits from 1,550 permits Citywide to: 1) 1,475 permits in residential districts; and 2) 75 permits within the MU-W2 and MU-CV/15th Street zoning districts; and correcting an inconsistency in the definition and use of short term lodging and bed and breakfast inn to mean a rental of 30 days or less. Part B Amendment - Allow land use changes to a previously approved

		<p>mixed-use project which consists of a tennis club, hotel, and residential components. The amendment includes: 1) modifying the density and intensity limit for the number of tennis courts from 7 to 4 courts and adds 14 pickleball courts; 2) converting 3 of the 5 allowed single-family residences to attached residential condominium units; 3) establishing new development standards for attached residential condominiums; and 4) revising the density and intensity limits for the hotel from 27 to 41 short-term guest rental rooms. Additionally, the maximum allowable gross floor area increases from 28,300 to 47,484 square feet, and square footage for ancillary hotel uses are included. Part C Amendment (Code Cleanup) - 1) Deletion of Chapter 21.34 (Conversion or Demolition of Affordable Housing); 2) Creating a coastal development permit (CDP) exemption for tentative parcel maps involving the subdivision of airspace within multi-unit dwellings for condominium purposes; 3) Correcting, updating and/or clarifying the references to State law throughout; 4) Changing references from “Building Director” or “Planning Director” to “Community Development Director”; and, 5) Clarifying the definition of “Code” to mean the Newport Beach Municipal Code. The amendment was deemed complete on February 23, 2024, and an extension granted on May 8, 2024. The California Coastal Commission approved Part A (with modifications), B (with modifications) and C (with modifications) in May 2025. Final approval by the City Council was in August 2025.</p> <ul style="list-style-type: none"> ○ On August 8, 2024, the City submitted an LCP Amendment (LCP-5-NPB-24-0004-2) to the Coastal Commission for their review and approval for a request to amend the Implementation Plan (IP) and the Coastal Land Use Plan (CLUP) of the City’s certified Local Coastal Program (LCP) to establish the Housing Opportunity (HO) Coastal Zoning Districts in the Coastal Zone. The project was deemed incomplete and resubmitted in December 2024, then deemed complete January 2025. A hearing with the California Coastal Commission is anticipated in March 2026 or soon thereafter. ○ In December 2025, the City submitted an LCP Amendment No. LCP-5-NPM-25-0077-1 (Accessory Dwelling Unit Regulations) for the ADU updates approved by City Council implementing SB 477, AB 2533, and SB 1211. See update in Program 8.2.
<p>14.7</p>	<p>Coordinate with the California Resources Agency, Department of Fish and Game (now known as California Department of Fish and Wildlife)</p>	<p>Ongoing</p> <ol style="list-style-type: none"> 1. Planning and Public Works staff routinely communicate with California Department of Fish and Wildlife with regards to the management of Upper Buck Gully and the upper Newport Bay. 2. Recreation and Senior Services staff continues to work as a partner with the University of California, Irvine; Orange County Public Health; OC Parks; California Department of Fish and Wildlife; and the Back Bay Science Center.

<p>14.8</p>	<p>Coordinate with the California Department of Parks and Recreation</p>	<p>Ongoing</p> <p>The City, through its Natural Resource Division of the Recreation and Senior Services Department, coordinates with the California Department of Fish and Wildlife, California State Parks, the County, education, and non-governmental organizations (NGOs) to protect natural resources through implementation of state and local legislation, enforcement, monitoring, and to provide education programming at Big Corona del Mar and Little Corona del Mar State Beach, Crystal Cove, and Upper Newport Bay. Coordination highlights from 2025 include the following:</p> <ol style="list-style-type: none"> 1. Natural Resource Division continued to work with various City departments on issues concerning natural resources and strategies to inform and educate the public. 2. Natural Resource Division continued to work with the MPA Watch (Marine Protected Area Watch Program - Human Use), along with serving as an active member of the Orange County Marine Protected Area Council (OCMPAC). 3. The Natural Resource Division staff engaged with the public at our tidepool areas within the Marine Protected Area, in order to discourage illegal collecting and educate visitors about the rules of the protected area. 4. The Natural Resource Division partnered with other City departments, Newport Bay Conservancy, Newport Dunes Resort and Marina, California Department of Fish and Wildlife and California Coastal Commission to run the Fostering interest in Nature (FiiN) program. The program is a three-day, two-night science camp program located within the Upper Newport Bay MPA for Title I fifth grade students. In the Fall of 2025, 431 students attended during the 8-week program.
<p>14.9</p>	<p>Coordinate with the California Department of Transportation (“Caltrans”)</p>	<p>Ongoing</p> <p>The City’s Public Works Department coordinates with Caltrans on an as-needed basis for the review of improvements to the State Highway System or impacts on the system by development, construction and/or special events:</p> <ul style="list-style-type: none"> • The City continues to coordinate with Caltrans in review of upcoming projects and as a project team member for current construction projects including the ongoing SR-55 (Newport Blvd/Hospital Rd) traffic signal upgrade (completed - 2024), and SR-1 (Coast Hwy) pavement and traffic signal rehabilitation projects. <p>West Coast Highway Coordination with Caltrans Paving Project (completed 2025):</p> <ul style="list-style-type: none"> • Caltrans paved Coast Highway from the Santa Ana River to Jamboree Road. • The City implemented the new Caltrans policy and lowered all manholes/valve covers prior to paving • The City also coordinated with Orange County Sanitation District (OCSD) to have their facilities lowered and

		<p>raised to grade along with the City’s facilities.</p> <p>Newport Boulevard Project</p> <ul style="list-style-type: none"> • Caltrans is working on a multi-agency project spanning from Coast Highway to north of SR-55. • The work in Newport Beach includes striping class-2 bike lanes from Industrial Way to Coast Highway, fiber optics, and minor signal upgrades.
<p>14.10</p>	<p>Transportation Corridor Agencies (TCA)</p>	<p>Ongoing</p> <p>City staff continually works with the Transportation Corridor Agencies (TCA) regarding the San Joaquin Hills (SR-73) Toll Road and continuously implements TCA’s Major Thoroughfare and Bridge Fee Program through the Municipal Code. Impact fees are collected by the City when a building permit is issued. Councilmember Grant is the city representative on the TCA board. TCA conducted a pricing analysis and the result determined they do not recommend any reduction in pricing at this time due to a minimal increase in number driver utilization toll.</p>
<p>14.11</p>	<p>California Public Utilities Commission (CPUC)</p>	<p>Ongoing</p> <p>The City works with the California Public Utilities Commission (CPUC) to explore funding for the undergrounding of utilities. To date, the City has adopted several underground utility districts, including property owner funded assessment districts, to provide funding for undergrounding projects. Most of the funding for undergrounding in the City has come from these assessment districts using CPUC Rule 20B. In years past, the City received funding allocation from Southern California Edison (SCE) for Rule 20A undergrounding projects. In 2013, the City Council adopted a Utility Undergrounding District on Balboa Boulevard from Coast Highway to 23rd Street and directed staff to proceed with Rule 20A, an undergrounding project along Balboa Boulevard. However, the 20A program was suspended by the CPUC at their June 8, 2021, commission meeting. SCE will only complete “Active” 20A underground projects; Balboa Boulevard being the last City project, which was completed in 2024. The City Council approved four Rule 20B Utility Underground Assessment Districts in the past several years, upon a positive resident vote: one adjacent to the Balboa Boulevard Rule 20A project (AD-111), and a 2018 approved district for the west side of Balboa Island (AD-113), and two districts approved in 2021 for the remaining portions of Balboa Island (AD-124) and a small area on Santa Ana Avenue near Cliff Drive (AD-120-2). All these assessment districts are in various stages of completion. AD-111 on the Balboa Peninsula and AD-113 in west Balboa Island were completed in 2024 and AD-120 was completed in 2025. The remaining AD-124 is scheduled for completion in 2028. Staff also continues to work with other resident groups in Balboa Peninsula, Harbor Highlands, Newport Heights and Corona del Mar for possible other Rule 20B projects, though activity has somewhat slowed with only Newport Heights having any momentum.</p>

14.12	Coordinate with United States Army Corps of Engineers (“Corps”)	<p>Ongoing</p> <p>City staff regularly coordinates with the Corps. The following list provides highlights of more recent coordination efforts or coordinated projects:</p> <ol style="list-style-type: none"> 1. Public Works staff continues to strategize and coordinate with the Corps on the next phase of dredging the Lower Bay and Balboa Yacht Basin to the federally authorized and approved depths. The City completed all of the pre-project planning including sediment testing/approval, design, engineering, environmental review and permitting (with Corps input). Dredging began in December 2025. 2. Big Canyon Restoration - Phase 2A. Complete. 3. Big Canyon Restoration – Phase 3 (formerly called Phase 2B/C). This proposed project is at the mouth of Big Canyon Nature Park and contains a wetlands Design and permits are complete. Project construction began in November 2025. Project is expected to be substantially complete by July 2026. Under an agreement currently in preparation with the California Department of Fish and Wildlife, City will manage the construction and pay the contractor. City will be reimbursed from grants funds awarded the project. The project is estimated to cost seven million dollars. Big Canyon Restoration Phase 3 has also provided an educational opportunity for both the community and for local environmental programs. Recently, the Newport Bay Conservancy hosted environmental graduate students from UC Irvine to visit the site, observe construction and speak to City engineers. 4. San Diego Creek Interceptor (formerly called the Newport Bay Water Wheel) – The Trash Interceptor is in San Diego Creek just upstream of the Jamboree Road Bridge and was completed in March 2025. The Interceptor is actively collecting and removing floating trash and debris. The facility is managed by staff from Public Work’s Municipal Operation Division.
14.13	Coordinate with United States Fish and Wildlife Service	<p>Ongoing</p> <p>Big Canyon Habitat Restoration and Water Quality Improvement Project – Phase 2A and Phase 3 contains jurisdictional wetlands and requires permits from the California Coastal Commission, Army Corps of Engineers with concurrence from U.S. Fish and Wildlife Service, Regional Water Quality Control Board and California Department of Fish and Wildlife. Phase 2A was completed in early 2022. For Phase 3 - Project began in November 2025. Project is expected to be substantially complete by July 2026. CEQA has been completed, and all permits have been obtained. Under an agreement currently in preparation with the California Department of Fish and Wildlife, City will manage the construction and pay the contractor. City will be reimbursed from grants funds awarded the project. The project is estimated to cost seven million dollars.</p>

		<p>Western Snowy Plover (WSP) Habitat Management Plan – Planning Division staff is in the process of creating a management plan for the portions of ocean-facing beach designated as critical habitat. Coordination with U.S. Fish and Wildlife Service and the California Coastal Commission has occurred and will continue to occur for the preparation of a revised draft plan. In the interim, the City has installed protective fencing and is conducting monthly monitoring and reporting the California Coastal Commission.</p>
14.14	Coordinate with Environmental Protection Agency (EPA)	<p>Ongoing</p> <p>The City coordinates with the U.S. EPA in collaboration with other resource agencies in the protection of terrestrial and marine resources and sediment disposal sites for future dredging projects on an as-needed basis when projects are within the U.S. EPA jurisdiction.</p>
14.15	Coordinate with USPS (for relocation of the Mariners' Mile distribution facility)	<p>Complete</p> <p>The USPS distribution facility was relocated to Santa Ana and Anaheim. The USPS maintains a location in the Mariners' Mile area offering typical retail mail services.</p>
14.16	Other Agencies	<p>Ongoing</p> <p>The City continuously works with the following agencies that are involved in the development of capital improvement and conservation programs:</p> <ul style="list-style-type: none"> • Energy providers, such as Southern California Edison and Southern California Gas Company • Telecommunications service providers on a case-by-case basis • Santa Ana Regional Water Quality Control Board • Metropolitan Water District • South Coast Air Quality Management District • Southern California Association of Governments (SCAG) • California State Parks • National Marine Fisheries Service
15.1	Encourage Annexation of Banning Ranch Prior to Development	<p>Ongoing</p> <p>The City's goals and policies encourage the annexation of the entire Banning Ranch property prior to any development. However, it is notable that in 2023, most of Banning Ranch was acquired by a private party for use and conservation as permanent open space, referred to as the Randall Preserve. The Randall Preserve, via the Mountains Recreation and Conservation Authority (MRCA), are currently working on resource management plans, coastal resiliency strategies, public access plans, and tribal access and engagement plans.</p>

16.1	Improve Arterial Streets and Highways According to Classification	<p>Ongoing</p> <p>This is an ongoing effort that is citywide; however, a recent example is the West Coast Highway (SR-1) and Old Newport Boulevard Intersection Improvements – The project will improve West Coast Highway at Old Newport Boulevard to provide for a third westbound through lane, a right turn lane, and a bike lane. The project's environmental document (IS/ND) was adopted in 2018. The City applied and received OCTA Measure M2 grant funding for right-of-way acquisition and construction. The City is working on final design and permitting.</p>
16.2	Monitor Traffic Conditions and Plan for and Fund Improvements	<p>Ongoing</p> <ol style="list-style-type: none"> 1. Traffic Engineering Staff continues to operate the Traffic Management Center to monitor and respond to traffic issues during and after normal work hours, Holidays, peak summer season, special events and construction projects. 2. Traffic Signal Rehabilitation Programs (see Program 16.4). 3. Installation of additional CCTV Cameras includes field surveillance cameras for integration into the City Traffic Management Center to monitor and change the traffic signal system depending on traffic conditions. 4. The City participates in a multi-agency Bristol Street signalized intersection corridor upgrade which is being led by the City of Santa Ana and includes the City Costa Mesa. The project is funded through the OCTA 2025 call for projects. The design phase is scheduled to start in the second half of 2026.
16.3	Construct Street and Highway Improvements	<p>Ongoing</p> <p>Refer to Program 16.1 for discussion regarding the West Coast Highway (SR-1) and Old Newport Boulevard Intersection Improvements.</p> <p>The City maintains a Pavement Management Plan and performs roadway pavement resurfacing projects to maintain roadways at a high level. Roadways are improved through replacement of deteriorated roadway surfaces with new concrete or asphalt pavement, including new traffic striping and traffic sign cleanup. Local and neighborhood streets are maintained through the annual roadway slurry seal program.</p>

16.4	Monitor Roadway Conditions and Operational Systems	<p>Ongoing</p> <p>The City continues to monitor and improve traffic flow through proactive maintenance and updates to the City's modern traffic signal system.</p> <p>The City has teamed up with the Orange County Transportation Authority (OCTA) and the City of Irvine to update traffic signal communication, control equipment and coordination along MacArthur Boulevard, through the Measure M2 grant-funded projects. These projects are being led by the City of Irvine and are in the Operation and Maintenance phase.</p>
16.5	Maintain Consistency with Regional Jurisdictions (<i>Caltrans and Orange County to provide adequate roadway infrastructure plans and design standards such as the Orange County Master Plan of Arterial Highways</i>)	<p>Ongoing</p> <p>The City monitors the regional Arterial Program, OCTA's Master Plan of Arterial Highways, and the Countywide traffic model to ensure consistency. Public Works staff coordinates with regional jurisdictions on an as-needed basis. The City is scheduled to update the Circulation Element in 2026 including updates to adapt to OCTA's MPAH requests.</p> <p>The City has been working with private property owners along West Coast Highway in Mariner's Mile to dedicate property for the future buildout of the roadway in compliance with the Orange County MPAH. Individual projects with large frontages will be required to improve the roadway as well.</p>
16.6	Local/Neighborhood Access Roads	<p>Ongoing</p> <p>Public Works staff works with local neighborhood groups on an as-needed basis when traffic issues arise. The City maintains standards that ensure safe and efficient access for emergency vehicles.</p> <p>The City maintains the Pavement Management Plan and performs roadway pavement resurfacing projects to maintain roadways at a high level. Roadways are improved through replacement of deteriorated roadways surfaces with new concrete or asphalt pavement, including new traffic striping and traffic sign cleanup. Local and neighborhood streets are maintained through the annual roadway slurry seal program.</p>

16.7	Traffic Control	<p>Ongoing</p> <p>The following projects were implemented to improve traffic congestion through conventional and innovative methods of traffic control:</p> <ol style="list-style-type: none"> 1. The Annual Traffic Signal Rehabilitation Program will rehabilitate traffic signals along the Balboa Peninsula (completed February 2025). 2. The Annual Traffic Signal Rehabilitation Program will rehabilitate traffic signals within the airport area and anticipate the work to be completed by June 2026. 3. The Public Works Department maintains the traffic signal system through an ongoing Traffic Signal Maintenance agreement with a contractor that specializes in traffic signal maintenance. 4. Roadway signage and striping is maintained as needed by the City's Municipal Operations Division of the Public Works Department. Large-scale signage and striping maintenance/replacement is accomplished through the Capital Improvement Program.
16.8	Provide Public Transportation	<p>Ongoing</p> <p>The City continuously looks for opportunities to support the upgrade and enhancement of existing facilities, as well as encourage the development of additional public transportation services and facilities. The City provides shuttle bus services for the Oasis Senior Center clients on an as-needed basis. The City also continuously works with the Orange County Transportation Authority (OCTA) for countywide bus services.</p> <p>The City operates the Balboa Peninsula Trolley (Trolley), a local transit service, on the Balboa Peninsula during the summer. The free service generally runs from 10:00 a.m. to 9:30 p.m. on Saturdays and Sundays from Memorial Day weekend through Labor Day, as well as on July 4, making 22 stops along the peninsula. The program is partially funded by the OCTA Measure M2 (Project V) program. The program finished its seventh and final year in 2024. However, the City applied for and was awarded additional Project V grant funds to facilitate procurement of five new trolley vehicles and continue operating the Trolley program for another seven years (2025-2031). The new trolleys may be used to expand trolley services to other areas of the City, including CdM.</p>
16.9	Manage Truck Operations	<p>Ongoing</p> <p>Trucks are required to obtain a Haul Route Permit through Public Works required to use designated haul routes.</p>

16.10	Improve Parking Supply and Management	<p>Ongoing</p> <p>Parking availability can be challenging especially during the summer when many thousands of people visit coastal areas. West Newport, Balboa Peninsula, Mariners' Mile, and Corona del Mar experience high parking demand. Parking conflicts can hold back commercial and economic activities. Creating new parking requires larger parcels of land and is often expensive. To help manage parking, the City requires new development to provide off-street parking in accordance with the Zoning Code and Local Coastal Program thereby ensuring adequate parking supply.</p> <p>On April 17, 2019, the City submitted a Local Coastal Program Amendment (LC2017-001) to the California Coastal Commission to add the Balboa Village Parking Management Overlay District to the certified Local Coastal Program Implementation Plan. On February 23, 2021, the City Council approved modifications to the Balboa Village overlay provided by the California Coastal Commission. Near the end of 2021, the City prepared a parking management plan for the Balboa Village overly (PM-1) and it was approved by Coastal Commission in 2022. Building off the Balboa Village effort, the City Council directed staff in 2021 to study the development of Parking Management Overlay Districts in other activity nodes within the City. The City retained a parking consulting firm to assist with this effort and is actively studying other parking management tools such as curbside management and code updates to address parking requirements in light of the increase in rideshare and other alternative forms of transportation. Because the efforts dovetailed with Corona del Mar Study at a Council Study Session, the contract with the consultant was modified to pivot study to support the Corona del Mar Planning effort. As previously discussed under Program 8.2, the City launched a comprehensive land use and mobility study (Study) to consider ways to enhance and improve the Corona del Mar (CdM) commercial corridor including parking solutions that balance the needs of all users.</p> <p>In 2023, the City Council adopted an ordinance to adjust commercial parking requirements. The City submitted the accompanying Local Coastal Program Amendment in the fourth quarter of 2023 to the California Coastal Commission. The Local Coastal Program Amendment was approved by the California Coastal Commission in June 2025 and City Council in July 2025. The amendments streamlined certain waivers of commercial parking requirements by allowing the Community Development Director to approve shared parking agreements and minor waivers of parking when curb space is available or shared mobility options are provided. The amendments also modified parking requirements for certain uses such as restaurants and fast casual restaurants.</p>
16.11	Maintain Trails	<p>Ongoing</p> <p>The City continues to maintain existing bike paths and trails that are within the City's jurisdiction. The City continues to review and expand bicycle facilities during roadway reconstruction projects. The City continues on-street bike lane maintenance and improvements via roadway reconstruction projects.</p>

<p>16.12</p>	<p>Marine Transportation</p>	<p>Complete</p> <p>The City’s Harbor Commission studied the feasibility of a water taxi in the harbor. A fixed route and an on-demand system were examined. Constraints include providing appropriate accessible locations to pick-up and drop-off passengers in a safe manner. Due to the size of the harbor, number of vessels, and cost, the fixed route model was deemed infeasible. The on-demand system was deemed infeasible due to low demand for the service. Either way, a significant public subsidy was identified and there was no funding source. As a result, further study of a water transportation service was abandoned.</p>
<p>17.1</p>	<p>Maintain and Implement Urban Water Management Plans and Encourage Conservation</p>	<p>Ongoing</p> <p>The U.S. Drought Monitor shows a shift from “abnormally dry” to “no drought”.</p> <p>A new Water Use Objective was signed into law late 2024 requiring water use reporting for the previous fiscal year for all water suppliers beginning January 2025. This report defines a water use objective. This calculation is based upon the water need in its service area for efficient indoor residential water use, outdoor residential water use, commercial, industrial and institutional (CII) irrigation with dedicated meters. The calculation will include reasonable amounts of system water loss, along with consideration of other unique local uses (i.e., variances) and “bonus incentive,” or credit, for potable water reuse, using the standards adopted by the Board.</p> <p>Efficient water use is the most cost-effective way to achieve long-term conservation goals, as well provide the water supply reliability needed to adapt to the longer and more intense droughts climate change is causing in California. Although it does not impose individual mandates for homeowners or businesses, the mandates will focus on urban water suppliers – not customers. Specifically, the bills call for creation of new urban efficiency standards for indoor use, outdoor use, and water lost to leaks, as well as any appropriate variances for unique local conditions.</p> <p>For more information, visit: https://www.waterboards.ca.gov/publications_forms/publications/factsheets/docs/water_efficiency_bill_factsheet.pdf</p> <p>One component to achieving water use standards and minimizing water loss, is the large investment the City made in installing automated metering Infrastructure [AMI metering]. Along with deploying AMI, the City and its customers are able to track their respective water usage in hourly increments. Armed with this information, leaks are detected quickly, and customers are informed of how much water they use. As a complement to the AMI installations, the City has partnered with Aquatrax, a web and mobile application portal allowing each customer to visualize their respective water consumption and historical trends.</p>

18.1	Maintain and Implement Sewer Master Plan	<p>Ongoing</p> <p>The Public Works Department continues to implement the adopted Sewer Master Plan with projects throughout the City.</p> <p>A vigorous sanitary system overflow (SSO) prevention plan, which includes good investments in our Wastewater Master Plan, use of closed-circuit television (CCTV) program to monitor the system, and an aggressive lift-station cleaning program continues.</p>
19.1	Maintain Storm Drainage Facilities	<p>Ongoing</p> <p>The City provides an annual budget allocation for ongoing maintenance of the City's storm drain system. Additionally, the City identifies additional system enhancements in the City's Capital Improvement program.</p> <p>Storm drain facility improvements are estimated at \$18M. Projects include:</p> <ol style="list-style-type: none"> 1. Newport Bay Trash Interceptor –Completed in March 2025. 2. Big Canyon Project Phase 3A– Under construction, anticipated completion 2026. 3. Balboa Island Storm Drain Improvements – In September 2024, the City Council adopted the Mitigated Negative Declaration and the design and permitting is underway. 4. Street sweeping program consisted of 35,107 curb miles swept, removing 5,663 tons (dry) of debris. 5. The City's 86 tidal valves are operated/maintained on a regular basis. 6. Six miles of channel and 3,240 catch basins were cleaned, yielding 650 tons of debris. A total of 435 Inlet Guards were re-installed after the winter season to assist in keeping trash/debris from entering the storm drain system/bay/ocean.
20.1	Design, Fund, and Construct Streetscape Improvements	<p>Ongoing</p> <p>This is an ongoing effort that is budgeted through the City's Capital Improvement program.</p> <p>MacArthur Boulevard Pavement Rehabilitation and Median Improvements on MacArthur Boulevard from Jamboree Road to Campus Drive. Design began in 2024, and construction scheduled to start in June 2026 with anticipated completion in July 2027:</p>

		<ul style="list-style-type: none"> • City is designing the new medians with landscaping on MacArthur Boulevard from Jamboree Road to Campus Drive, to improve the appearance of the street as it serves as an entrance to the City. • The median construction will include planting trees and shrubs. The new trees will consist of Forest Pansy, African Tulip, and Date Palms. The new understory plants will consist of California-friendly drought-tolerant plants such as Natal Plum, colorful Red Yucca accents, Blue Glow agave, Coast Rosemary, and Vitex Purpurea. • These efforts will create an inviting corridor for visitors entering the City and create a sense of arrival into Newport Beach.
20.2	Design, Fund, and Construct Waterfront Promenade	<p>On Hold</p> <p>A plan was created in 2005 for a walkway from Mariners' Mile to Lido Village along Newport Harbor; however, the plan is on hold due to lack of funding. The City continues to require private property owners to provide vertical and lateral access to the water as properties are developed and there is a nexus.</p>
20.3	Fund and Construct Public View Sites	<p>Ongoing</p> <p>Public Works is working with the ad hoc committee for the development of a passive park at Lower Castaways. Lower Castaways offers views of the Back Bay. Public Works began working on a design anticipated to be presented to the ad hoc in early 2026.</p>
21.1	Review and Update Harbor and Tidelands Improvement Plans	<p>Ongoing</p> <p>The Tidelands Capital Plan (TCP) was originally implemented in 2012. The TCP is now called the Harbor and Beaches Master Plan. It is a living document managed by the Public Works Department, and it is that is annually reviewed and approved by the Harbor Commission and Finance Committee. It is updated and refined by staff throughout each year, including 2025.</p>
21.2	Develop Harbor Area Management Plan (HAMP)	<p>Complete</p> <p>In November 2010, the City Council approved the HAMP.</p>
21.3	Events Management and Programs	<p>Ongoing</p> <p>Chamber of Commerce, Harbor Resources, and Orange County Harbor Patrol continuously work together to plan and implement special events that take place in the Harbor such as the annual Christmas Boat Parade. City staff usually teams up with the Orange County Water District to provide education on how to protect our coast and waterways from trash at the Children's Water Education Festival which was held April 23-24, 2025.</p>

21.4	Harbor Operations and Management	<p>Ongoing</p> <p>A joint City/County study that evaluates the costs and efficiency of current services provided by the City and County in Newport Harbor and opportunities to realign these to reduce costs was considered in 2021 and had support from the LAFCO organization. The study did not move forward based on guidance from County leadership who felt the study was not needed at this time. A new study may be prioritized in the future based on needs and funding.</p>
22.1	Maintain and Enhance Police and Fire Facilities	<p>Ongoing</p> <p>Newport Beach Police and Fire Departments annually maintain and periodically update facilities and personnel to provide a high-level of service. This process is implemented through the City's budget process. Additionally, response times are monitored, and changes are proposed through the budget process.</p> <p>In September of 2024, the City Council approved a Coastal Development Permit for the demolition of an existing City fire station and library at 100 East Balboa Boulevard, and construction of a new 5,400 two-story City fire station (Fire Station No.1) and an attached 3,700 one story library (Balboa Branch Library). However, the project was appealed to the California Coastal Commission in October of 2024. Updates including are as follows:</p> <ul style="list-style-type: none"> • Community Development Department Director approved a staff approval for landscape changes in July 2025 • September 18, 2025, the Planning Commission upheld the director's determination • October 28, 2025, the City Council upheld Planning Commission approval • The California Coastal Commission had their hearing on December 10, 2025 where they found no substantial issue on the original CDP approved by the City Council in September 24, 2024
23.1	Maintain and Update Parks and Recreation Facility Plans	<p>Ongoing</p> <p>The Recreation and Senior Services Department reviews the status of the park system on an ongoing basis and improvements are recommended in the City's annual Capital Improvement Plan. Capital improvement plans approved in 2025 include:</p> <ol style="list-style-type: none"> 1. Replace synthetic turf and upgrade athletic field lights to LEDs at Bonita Creek Park 2. Install LED lighting at Newport Ridge Park Pickleball courts 3. Renovate Newport Island Park playground 4. Replace park assets identified in the Parks Maintenance Master Plan including fencing and shade elements.
23.2	Maintain and Improve Parks and Recreation Facilities	<p>Ongoing</p> <p>In 2025, the City accomplished the following:</p> <ol style="list-style-type: none"> 1. Ongoing maintenance of existing facilities;

		<ol style="list-style-type: none"> 2. Completed construction of fully accessible playground at San Miguel Park 3. Completed playground renovation at Newport Elementary School (city property) 4. Design for Spyglass Hill Park and Bonita Canyon Sports Park playgrounds (scheduled to be completed in 2026) 5. Replaced carpet at OASIS Community Center and Mariners Vincent Jorgenson Room 6. OASIS Community Center LED retrofit Phase 2 (design in progress) 7. Construction of Witte Lecture Hall (scheduled to be completed in 2026) 8. Resurfaced tennis courts at San Joaquin Hills Park and basketball courts at San Miguel Park 9. Install 15 AEDs at 13 youth sports athletic fields to comply with AB1467 by Jan 1, 2027 <p>15th Street Restrooms: In 2025, the existing public restrooms at the end of 15th Street have been identified as in need of replacement. A consultant was retained to provide public outreach, construction documents, and permit assistance for the replacement facility. The next steps will be an approval from State Parks and California Coastal Commission and building permits.</p>
23.3	Assess Recreation Needs	<p>Ongoing</p> <p>The Recreation and Senior Services Department continuously analyzes enrollment numbers in existing recreation programs and periodically initiates community surveys to assess the current needs of the community.</p>
23.4	Maintain Recreation Programs for Newport Beach's Residents	<p>Ongoing</p> <p>The Recreation and Senior Services Department provides recreation programs citywide. The Newport Navigator is a recreation guide for all recreation programs and services provided by the City. The Newport Navigator is produced quarterly in addition to a digital summer issue. Additionally, OASIS Newsletter is published monthly to promote Senior programs and services. The Parks, Beaches, and Recreation Commission (PB&R) acts in an advisory capacity to City Council for all matters pertaining to parks, beaches, recreation, parkways, and street trees. The following are Commission highlights from 2025:</p> <ul style="list-style-type: none"> • Community Service Awards: Judy Aprile, Fostering interest in Nature (FiiN) Partners: Newport Bay Conservancy and Newport Dunes; • Bench Donation– M Street Park; • City Park Signage Ad Hoc Subcommittee Preliminary Recommendations and Pilot Program Update; • The Great Rescue of 1925 Plaque; • Ocean Boulevard Vision Plan Conceptual Design; • 15th Street Restroom Renovation and Boardwalk Improvements Concepts;

		<ul style="list-style-type: none"> • Presentation on Parks and Trees Operations; • Big Canyon Eagle Scout Project; • Light request for Newport Mesa Soccer Club (Bonita Canyon Sports Park Field #5); Pateadores (Bonita Creek Park Soccer/Football Field); Slammers Futbol Club (Arroyo Park); • General Plan Update: Harbor, Bay and Beaches Element, Natural Resources Element, and Recreation Element; • Presentation on Urban Forest Inventory Update for Corona del Mar and Citywide Canopy Cover Analysis; • Four Tree Reforestations Requested; • Ad-Hoc Committee appointments; and • Elections– Chair, Anne Yelsey & Vice Chair, Amy Waunch
23.5	Requirements for Residential Developers	<p>Ongoing</p> <p>Park fees are assessed for all new residential subdivisions pursuant to the Subdivision Map Act and the City’s Subdivision Code. Additionally, in the Airport Area all residential projects including for-rent products are required by General Plan Policy to dedicate a half-acre of parkland or pay in-lieu fees. Last adjusted in 2007, Resolution No. 2020-95 approved by City Council on November 10, 2020, adjusts the park fees pursuant to an appraisal. The adjusted rate went into effect January 9, 2021, and was phased-in over two years.</p> <p>In October of 2024, the City Council adopted Resolution 2024-75 which adjusted the park fees pursuant to an updated appraisal. The adjusted rate was phased in over one year.</p> <p>In November 2024 the City Council approved ordinances, a Nexus Study, Fee Schedule, and established a Development Impact Fee (DIF) Program (see Imp. Program 30.2) that will be applied to new development projects meeting certain criteria. The DIF program includes fees for Police, Fire, Recreation, Water, and Sewer facilities. The fees became effective in January 2025 and are adjusted annually for inflation.</p>
24.1	Adopt and Implement Strategic Plan for Fiscal and Economic Sustainability	<p>Ongoing</p> <p>In June 2009, the City Council updated its Strategic Plan for Fiscal and Economic Stability through the Economic Development Committee (EDC). The Strategic Plan is designed to serve as a work program for the City Council, City staff, and the EDC to promote and sustain fiscal and economic vitality in Newport Beach. It is intended, in part, as a companion document for the General Plan (adopted in 2006), to assist the City in implementing portions of the General Plan that affect economic development in the City. The Strategic Plan includes goals and objectives to enhance the business climate in the community and focuses on a shorter time frame (three to five years) than does the General Plan, since economic conditions and priorities can change more rapidly than do planning goals related to community character and land use patterns. The Strategic Plan calls for regular reviews of progress and re-</p>

		assessments of priorities. The Strategic Plan continues to be reviewed and implemented each year.
25.1	Implement Housing Element Programs	<p>Ongoing</p> <p>The City implements Housing Element Programs through review of proposed residential projects. Programs are reviewed in the Housing Element Progress Report, provided as a part of the Annual General Plan Progress Report in Appendix B.</p>
26.1	Enforce Codes and Ordinances	<p>Ongoing</p> <p>The City enforces all Municipal Code Sections including but not limited to health and safety and zoning to implement the General Plan primarily on a complaint-driven basis.</p>
27.1	Seismic Compliance	<p>Ongoing</p> <p>The City continuously implements the Municipal Code and the California Building Code through the Building Division, which requires seismic retrofitting and strengthening to minimize damage in the event of a seismic geologic hazard.</p>
28.1	Maintain Hazards Data Base	<p>Ongoing</p> <p>The Police Department maintains a crime statistics database to keep track of the type and occurrence of criminal activities. The Fire Department relies on the Disaster Preparedness Division under the City's Emergency Management Program (see Program 28.2 and 29.1) for the planning of facilities, personnel assignments, and emergency response programs as related to natural hazards. Additionally, the City maintains hazard information in its Geographic Information System (GIS).</p>

28.2	Maintain Emergency Preparedness, Response, and Recovery Programs	<p>Ongoing</p> <p>On March 12, 2025, the City participated in the Statewide Tsunami Communications Drill. Representatives from Fire, Police, Lifeguards and the Harbor Department gathered at the City Emergency Operations Center (EOC) and discussed protocols and communication resources to be utilized during a tsunami event.</p> <p>On July 4, 2025, the Police Department Operations Center (DOC) was activated to support the field operations and interdepartmental coordination. Several briefings were held to ensure all departments were sharing intelligence and coordinating.</p> <p>On October 9, 2025, Orange County's Regional Emergency Notification System, AlertOC, was tested with the help of 25 jurisdictions (24 cities and the County unincorporated areas) including Newport Beach, in conjunction with National Preparedness Month. The primary objective of the regional exercise was to test Alert OC's capability, capacity, and effectiveness to deliver emergency notifications to the public during a major disaster, and to encourage residents to register their cell phone numbers. Approximately 33,000 (mostly landline) phone numbers were called during the test. The City's public hotline received over 400 calls from residents. The hotline was staffed with representatives from the Police Department.</p> <p>The City's Emergency Preparedness Committee (EPC) is comprised of representatives from each department and meets quarterly. The EPC works collaboratively to plan, train, and address all city emergency management threats.</p>
29.1	Educate the Community	<p>Ongoing</p> <p>The Police Department continued the use of the Newport Notified alert system for disseminating general and emergency information directly to the community. It is used to notify residents and subscribers about issues impacting safety, such as traffic advisories, crime alerts, and community updates. It is also used for emergency notifications related to power outages, evacuations, tsunamis, and other hazards where public safety is at risk.</p> <p>The City continuously educates the community through its various City Departments on services, programs, and key issues including land use zoning and development processes; development fees; code compliance; property and building maintenance and improvement techniques; financial assistance and affordable housing programs, public transportation; ride-sharing, energy conservation methods, waste reduction and recycling programs; hazards and emergency/disaster preparedness, evacuation, and response protocols and procedures; natural resources and their value; educational and cultural events and venues; parks and recreation, health and safety, and seniors and youth programs; and access to government services and elected officials. Significant events include:</p> <ul style="list-style-type: none"> • Emergency Siren System Test (1/3/25) • Emergency Siren System Test (2/7/25)

		<ul style="list-style-type: none"> • Emergency Siren System Test (3/7/25) • Emergency Siren System Test (4/4/25) • Emergency Siren System Test (5/2/25) • Emergency Siren System Test (6/6/25) • Emergency Siren System Test (7/4/25) • Emergency Siren System Test (8/1/25) • Emergency Siren System Test (9/5/25) • Emergency Siren System Test (10/3/25) • Emergency Siren System Test (11/7/25) • Emergency Siren System Test (12/5/25) <p>The Disaster Preparedness Division implemented several community outreach programs as they relate to emergency and disaster preparedness including AlertOC, which is a mass notification calling system for staff, residents, and businesses, The Community Emergency Response Team (CERT) program to certify residents as Disaster Service Workers, School Emergency Response Team (SERT) training sessions in public schools and private schools, and Business Emergency Response Team training sessions.</p>
<p>29.2</p>	<p>Support of the Arts, Culture, and Historic Resources</p>	<p>Ongoing</p> <p>The following list highlights relevant updates from 2025:</p> <p>Concerts on the Green. Three concerts were held during Summer 2025 with thousands of residents and guests in attendance during the series. Featured bands were Cassie B and Tijuana Dogs and after a seven-year hiatus, the City welcomed back the Pacific Symphony. Concerts took place in Civic Center Park.</p> <p>Cultural Arts Grants. In 2025, arts organizations were awarded a total of \$30,000 of grant funding to provide arts programs to the local community.</p> <p>Exhibits in the Central Library. The City Arts Commission maintains exhibit space at the Central Library. The Commission’s Art in Public Places Ad Hoc Subcommittee meets periodically to review artist’s submissions for the exhibition in the Central Library Lobby Gallery. Six artists’ works of art were displayed in the gallery space during 2025.</p> <p>Halloween Spooktacular. The City Arts Commission hosted a pumpkin painting booth at the 8th Annual Halloween Spooktacular presented by the Recreation and Senior Services Department. Over 400 pumpkins were decorated at the event.</p> <p>Holiday Ornament. The City Arts Commission gave out commemorative holiday ornaments to the Marina Park</p>

		<p>Community Center Family Fun Night attendees in December.</p> <p>Marina Park Concert. In October, residents and guests attended the annual Concert at Marina Park which featured 805 Social Club performing pop music numbers spanning the decades.</p> <p>Newport Beach Art Exhibition. The 58th Annual Newport Beach Art Exhibition took place in June 2025. The event featured 244 pieces of artwork by 139 artists. Attendees of the one-day art show enjoyed visiting with local artists and hearing live music with refreshments available in the Pavilion on the Civic Center Green. Children’s art activities were also offered to allow young artists an opportunity to express their own artistic creativity.</p> <p>Newport Beach Arts Foundation. The Newport Beach Arts Foundation, a private non-profit 501 (c) (3) organization, is dedicated to supporting the purposes and objectives of the arts programs of the City of Newport Beach. Their annual Art in the Park fine arts and artisans fair took place in September 2025.</p> <p>Sculpture Exhibition in Civic Center Park. With the 2024 change to a three-year exhibition period, Phases VIII and IX of the Sculpture Exhibition remained on display in Civic Center Park in 2025.</p> <p>Student Art Exhibition. The Newport Beach Student Art Exhibition opened to pre-K through 12th grade students Fall 2025. A total of 103 young artists participated in the program. Submitted artwork was displayed at the Central Library early 2026 and an awards ceremony recognizing exhibition winners was held during the City Arts Commission’s February 2026 regular meeting.</p> <p>In addition, the Witte Lecture Hall, which will enhance the City’s arts and culture programming, remains under construction as of 2025 and will include:</p> <ul style="list-style-type: none"> • Auditorium with approximately 275 seats at the Central Library site. • Construction underway in 2025, anticipated completion is mid-year 2026.
<p>29.3</p>	<p>Support Community Environmental and Recreation Initiatives</p>	<p>Ongoing</p> <p>The City supports any private groups’ efforts to acquire property to improve and enhance public access and recreational opportunities. The City has supported the Coastal Corridor Alliance’s efforts to acquire the Banning Ranch property (now the Randall Preserve) to preserve it as open space while advocating for development of approximately 10% of the site for housing including affordable housing to assist the City’s efforts to meet the 6th Cycle Regional Housing Needs Assessment (RHNA) allocation.</p> <p>The Peter & Mary Muth Interpretive Center ran by the Newport Bay Conservancy and Orange County Parks is a 10,000 square foot educational facility built into the side of one of the bluffs on the north side of the Bay. It is open daily with fee admission, provides exhibits and interactive displays on the nature and history of the Bay. Visitors learn about life in and around an estuary and why Upper Newport Bay is important. The knowledge and</p>

		<p>understanding gained gives people an even greater appreciation of the Bay when they take guided walking and water tours or explore the Bay on their own. The Interpretive Center provides community events throughout the year such tours and education events, and environmental clean-up events (The Peter & Mary Muth Interpretive Center).</p> <p>In 2024, the City began the process to explore establishing a community pool facility possibly at the Lower Castaways Park site. The following is a 2025 update:</p> <ul style="list-style-type: none"> • The ad hoc decided to identify alternate locations for the aquatic facility, and to RFP a developer to ground lease and build a passive park with some ancillary retail/food uses at Lower Castaways. • One proposal was received from the RFP. The ad hoc reviewed that proposal as well as a staff alternative to develop the park and lease the retail/restaurant pads. • Public Works is working a design for the City to perform the project. The designs will go back to the ad hoc in the beginning of 2026 and then to the full City Council before the project proceeds.
<p>30.1</p>	<p>Maintain Annual Budgets for City Services and Improvements</p>	<p>Ongoing</p> <p>Annual budgets are maintained and reviewed by the City Council annually. A Capital Improvement Plan (CIP) is included in the annual budget approved by City Council each year. In June 2025, the City Council approved the budget and CIP for the Fiscal Year 2025-26. In June 2025, the City Council approved the budget for the Fiscal Year 2025-26.</p>
<p>30.2</p>	<p>Administer Impact and User Fees (Development Impact Fees, Park Dedication and In-Lieu Fees, and Tideland Revenue Fees)</p>	<p>Ongoing</p> <ol style="list-style-type: none"> 1. Development impact fees including fair share traffic fees are assessed for each development project. The completion of updating the Fair Share Traffic Fee has been put on hold (see Program 7.2). 2. In November 2024 and effective 2025, the City Council approved a Nexus Study, Fee Schedule, and established a Development Impact Fee (DIF) Program. The fee schedule and DIF program was approved with no opposition from the development community. More information on this program and fees can be found in the Staff Report. The program will apply to new residential development planned in the 6th Cycle Housing Element and new nonresidential development. For nonresidential, language is included that incentivizes neighborhood serving uses and tax generating uses. 3. Park fees are assessed for all new residential subdivisions pursuant to the Subdivision Map Act and the City's Subdivision Code. Additionally, in the Airport Area all residential projects including for-rent products are required by General Plan Policy to dedicate a half-acre of parkland or pay in-lieu fees. Last adjusted in 2007, Resolution No. 2020-95 approved by City Council on November 10, 2020, adjusts the park fees pursuant to an appraisal. The adjusted rate went into effect January 9, 2021, and was phased-in over two years. In October of 2024, the City Council adopted Resolution 2024-75 which adjusted the park fees pursuant to an updated appraisal. The adjusted rate was phased in over one year.

		<ol style="list-style-type: none"> 4. Annually in January, the fees for onshore and offshore moorings escalate based on the Consumer Price Index. The new fees were implemented with the billing cycle beginning January 1, 2025. 5. Annually, the services of the Harbor Department and associated fees are evaluated. In 2025, the rate structure for mooring permits was proposed by the City Council and is still under review by the State Lands Commission. 6. In 2025 the City initiated a fee study for planning application fees. The results of the fee study are expected to be presented in 2026 for consideration.
31.1	<p>Consider the Establishment of Community Facilities and Special Assessment Districts</p>	<p>Ongoing</p> <p>City staff has been evaluating the potential need to establish a Community Facilities District for the Airport Area to potentially support additional public safety equipment and personnel. As an alternative to establishing financing districts, the City Council initiated a study of Development Impact fees as a way to fund future facility needs. The study was started in 2021 and completed in November 2024, and fees became effective in January 2025.</p>

APPENDIX B.

Government Code Section 65400 requires that each city, including charter cities, prepare an annual progress report (APR) on the status of the Housing Element of its General Plan. The State Department of Housing and Community Development provides mandatory forms (Excel spreadsheets) and definitions to meet State law reporting requirements. The forms include six large tables (Tables A through F). The complete Table D is provided below but the forms are too large to copy for this report and are available online at the following link: www.newportbeachca.gov/APR.

Table D - 2022 Housing Element Implementation Status Pursuant to Government Code Section 65583

Policy Action	Policy	Status
1A: <i>Airport Environs Area</i>	The City will establish a housing opportunity overlay district, or similar rezoning strategy, in the Airport Environs area for 172 acres of land to provide for the accommodation of at least 2,577 housing units in the Very Low, Low, Moderate and Above Moderate-income categories.	<p><i>Complete, pending Local Coastal Program Amendment (LCPA) Approval</i></p> <p>Immediately after the Housing Element's adoption in September 2022, the City began efforts to implement the housing strategy. This predominantly included analyzing the General Plan Land Use Element for necessary amendments needed for consistency, drafting an overlay zoning text for the various focus areas, and creating objective design standards. The goal was to rezone the housing opportunity sites appropriately for housing development. The City worked with the General Plan Update Steering Committee and the General Plan Advisory Committee on this effort, held study sessions with the Planning Commission and City Council, and made draft documents available for public review and input to ensure a transparent process that is representative of the community's values.</p> <p>In July 2024, the City Council adopted an amendment to the Land Use Element to revise the necessary goals and policies to support</p>

Policy Action	Policy	Status
		<p>housing production in the focus areas identified by the Housing Element. The Land Use Element’s revised policies and goals can be found in Exhibit A of Resolution 2024-51.</p> <p>On September 24, 2024, the City Council adopted Zoning Code Amendments to implement the Housing Element by providing the necessary zoning. These amendments included adding a Housing Opportunity (HO) Overlay Zoning District (Overlay) to the NBMC , Section 20.28.050, which provides procedures and development standards for future housing projects. The Overlay provides allowed uses, maximum dwelling unit limits for each subarea, and appropriate development standards such as height, parking, setbacks, and open space requirements. The Overlay also provides a streamlined review process for projects that include a minimum of 20 percent of units reserved for very-low- and low-income residents, which serves to incentive the provision of affordable housing. The Zoning Code Amendment also added Section 20.48.185 (Multi-Unit Objective Design Standards to provide a baseline standard for all new multi-unit development (See the Status listed for Policy Action 3A).</p> <p>These amendments included adding Housing Overlays into the Zoning Code (Section 20.28.050) The following map is of the Airport Environs Area of the Overlay Areas: HO-1 Airport Area Environs Area</p> <p>The City Council also authorized the submittal of a Local Coastal Program Amendment to the California Coastal Commission (CCC) to amend the City’s Coastal Land Use Plan and Title 21 (Local Coast Program Implementation Plan) to apply the new Overlay to applicable properties in the coastal zone. The amendment was deemed complete in January 2025 and remains under review by the CCC.</p>

Policy Action	Policy	Status
		<p>Additionally, in furtherance of Housing Element Policy Actions 1A (Airport Environs Sub Area), 4E (Airport Area Policy Exceptions for Affordable Housing), and 4J (Airport Environs Sub Area Environmental Constraints) the City initiated the preparation of a Specific Plan for the Airport Area in 2025. In May 2025, the City released a request for proposals for consulting services to prepare the specific plan. After completing the evaluation, the City selected Kimley Horn and Associates as the consultant most qualified to perform the services and scheduled the contract for approval by the City Council in early 2026. The City anticipates completion of the specific plan by early 2028.</p>
<p><i>1B: West Newport Mesa</i></p>	<p>The City will establish a housing opportunity overlay, or similar rezoning strategy, in the West Newport Mesa area for 47 acres of land to provide for the accommodation of at least 1,107 housing units in the Very Low, Low, Moderate and Above Moderate-income categories.</p>	<p>Complete</p> <p>Please refer to the status listed for Policy Action 1A. These amendments included adding Housing Overlays into the Zoning Code (Section 20.28.050) The following map is of the West Newport Mesa of the Overlay Areas: HO-2 West Newport Mesa Area</p> <p>Two properties identified in the HO-2 Subarea are within the Coastal Zone and are in the City's Deferred Certification Area or "DCA." As such, those are likely to be removed from the Coastal Commission's consideration of the City's LCPA. Any housing projects on those properties must pursue separate authorization from the Coastal Commission.</p>
<p><i>1C: Newport Center</i></p>	<p>The City will establish a housing opportunity overlay, or similar rezoning strategy, in the Newport Center area for 163 acres of land to provide for the accommodation of at least 2,439 housing units in the Very Low, Low, Moderate and Above Moderate-income categories.</p>	<p>Complete, Pending LCPA Approval</p> <p>Please refer to the Status listed for Policy Action 1A. These amendments included adding Housing Overlays into the Zoning Code (Section 20.28.050) The following map is of the Newport Center of the Overlay Areas: HO-4 Newport Center Area</p>

Policy Action	Policy	Status
1D: <i>Dover/Westcliff</i>	The City will establish an overlay, or similar rezoning strategy, in the Dover / Westcliff area for 20 acres of land to provide for the accommodation of at least 521 housing units in the Very Low, Low, Moderate and Above Moderate-income categories.	Complete, Pending LCPA Approval Please refer to the Status listed for Policy Action 1A. These amendments included adding Housing Overlays into the Zoning Code (Section 20.28.050) The following map is of the Dover-Westcliff area of the Overlay Areas: HO-3 Dover-Westcliff Area
1E: <i>Banning Ranch</i>	The City will continue to pursue residential opportunities on a portion of the Banning Ranch site, consistent with existing General Plan policies to provide opportunities for up to 1,475 residential units at an average density of 50 dwelling units per acre.	On Hold In late 2022, the City began working with a consultant and the community to update the Land Use Element to support the adoption of an overlay zoning with objective design standards for the housing opportunity sites in accordance with the Implementation Actions of Subsection B in Section 4 (Housing Plan) of the Housing Element. In 2023, the majority of Banning Ranch was acquired by a private party for conservation purposes. While it remains a housing opportunity site due to pre-existing development intensity authorized by the current General Plan, it is not considered a site for the purpose of satisfying the City's RHNA allocation.
1F: <i>Coyote Canyon</i>	The City will rezone at least 34 acres of land on the Coyote Canyon site, as shown in Appendix B, to accommodate up to 1,530 housing units at an average density of 60 dwelling units per acre.	Complete Please refer to the Status listed for Policy Action 1A. These amendments included adding Housing Overlays into the Zoning Code (Section 20.28.050) The following map is of the Coyote Canyon area of the Overlay Areas: HO-5 Coyote Canyon Area
1G: <i>5th Cycle Housing Element Sites</i>	To comply with State law, the City will amend Title 20 of the Newport Beach Municipal Code (NBMC) to permit residential uses by-right for housing development projects in which at least 20% of the units are affordable to lower-income households.	Complete, Pending LCPA Approval Please refer to the Status listed for Policy Action 1A. These amendments included adding Housing Overlays into the Zoning Code (Section 20.28.050) The following map is of the Existing 5 th Cycle Sites of the Overlay Areas: HO-6 Existing 5th Cycle Sites

Policy Action	Policy	Status
<p>1H: Accessory Dwelling Unit Construction</p>	<p>The City will aggressively support and accommodate the construction of at least 240 ADUs by a variety of methods.</p>	<p>Ongoing</p> <p>In 2025, the City pursued several efforts related to revising its regulations pertaining to accessory dwelling units (ADUs) and incentivizing their development. The City adopted revisions to its ADU Ordinance to comply with SB 477, AB 2533, and SB 1211 which went into effect in 2024 and at the beginning of 2025. Among other things, these bills amended Government Code Section 66310 through 66342 to impose new limits on the City to regulate ADUs and JADUs. A summary of those updates and the bills that were addressed through the code amendment can be found below:</p> <ul style="list-style-type: none"> ○ SB 477 made changes to the numbering of the sections of Government Code for State ADU and JADU Laws. ○ AB 2533 made various changes to State ADU Law (Gov. Code, § 66332) regarding unpermitted ADUs, which the City currently implements through its existing SAFE ADU Program. The City's SAFE ADU program is an initiative designed to help homeowners legalize existing unpermitted ADUs constructed before January 1, 2020. The program helps homeowners address potential code enforcement issues, liability concerns, and safety risks associated with unpermitted units. This bill went into effect on January 1, 2025, and the City's SAFE ADU program has already been updated to comply with the provisions. ○ SB 1211 made various changes to State ADU Law (Gov. Code, §§ 66313, 66314, 66323) with regard to replacement parking and special streamlined units referred to as "66323 Units" (described below) on lots with existing or proposed multifamily

Policy Action	Policy	Status
		<p>dwelling. SB 1211 went into effect on January 1, 2025. This bill:</p> <ul style="list-style-type: none"> ▪ Defines “livable space” as a space in a dwelling intended for human habitation, as the term appears in Government Code sections 66313, subdivision (e), and 66323, subdivision (a)(3)(A). ▪ Specifies that uncovered, off-street parking spaces demolished in conjunction with the construction of an ADU do not need to be replaced. ▪ Authorizes up to eight detached ADUs on a lot with an existing multifamily dwelling (previously limited to two), provided that the number of ADUs does not exceed the number of existing units on the lot. ▪ Prohibits a local agency from imposing any objective development standards on 66323 Units that are not authorized by the provisions of Government Code section 66323, subdivision (a). <p>○ SB 1211 also established “66323 Units” under Government Code Section 66323 and clarifies four categories of ADUs (and JADUs) that must be approved ministerially and are not subject to standards set forth in Government Code Sections 66314 through 66322 or the NBMC (i.e. “66323 Units”). These 66323 Units do not have to comply with the City’s objective development and design standards, such as height, setbacks, and size limits. These ADUs must still comply with building code and health and safety requirements.</p> <p>Subsequent to the City Council adopting a revised ADU ordinance to comply with the bills outlined above, the City Council authorized city staff to submit a Local Coastal Program Amendment to its</p>

Policy Action	Policy	Status
		<p>implementation plan to ensure that the revisions made to the city zoning code (Title 20) are also reflected in the coastal zone through the implementation plan (Title 21) and that it conforms with State Law Updates. City staff submitted a Local Coastal Program Amendment at the end of 2025 to the California Coastal Commission. The application is currently under review and City staff anticipates that the amendment will be approved by the California Coastal Commission before the end of 2026.</p> <p>In addition to the items mentioned above, city staff are preparing new code updates to comply with State Law that was signed into Law in 2025 and went into effect in 2026 (SB477, AB435, AB2533, and SB1211). City staff anticipate processing these code amendments in 2026 and sharing the updates with the CCC to ensure that the ADU regulations in the coastal zone are consistent with State Law.</p> <p><i>Website Enhancements:</i> In Spring of 2023, the Community Development Department launched a comprehensive update to the Newport Beach ADU webpage. The webpage is intended to supplement the City's outreach and foster interest in constructing ADUs. The website continues to include a downloadable guidebook, interactive activities and exercises to help homeowners plan their ADU, an online calculator to estimate costs, and standard plans. The website also includes resources to help the homeowner understand the different types of ADUs by providing links to development standards and processes. External resources are available for potential finance and grant opportunities for homeowners. Users can look up their property attributes including zoning and approximate lot size. An interactive mapping application is also included for residents to see the ADUs that are being constructed in their neighborhoods. The website is updated on a regular basis. For example in 2025, updates were made regarding the revisions to the ADU code to ensure that the website provides</p>

Policy Action	Policy	Status
		<p>members of the public with the most accurate information consistent with state law. City staff is currently working on updates to the ADU standard plans to reflect the recent building code cycle update. Those plans are anticipated to be available on the website in spring of 2026. The Newport Beach ADU website can be found at https://www.newportbeachca.gov/adu.</p>
<p><i>1I: Accessory Dwelling Units Monitoring Program</i></p>	<p>The City will annually monitor its progress in permitting an average of 30 ADUs annually, for a total of 240 ADUs during the planning period, in conjunction with Annual Housing Element Progress Report.</p>	<p>Ongoing</p> <p>In 2025, 61 ADUs were submitted for review. There were 38 ADUs that received building permits, including two Safe ADUs; and ten that received final inspections including 1 Safe ADU. The ADUs that received permits in 2025 will be counted towards the 6th Cycle RHNA.</p>
<p><i>1J: Accessory Dwelling Units Amnesty Program</i></p>	<p>The City will establish a program to allow owners with existing unpermitted ADUs to obtain permits to legalize the ADUs during the 2021-2029 planning period.</p>	<p>Complete</p> <p>In 2024, the City rolled out its Safe ADU program consisting of informational materials (i.e. webpage and public handout) advising property owners of the benefits of legalizing unpermitted units and the new opportunities (i.e., SB 897) and incentives (i.e., current fee waiver) available to them. The City's ADU webpage now includes a dedicated page to this effort where the attached flyer can also be obtained: https://www.newportbeachadu.org/safeadu. The flyer was also distributed in City water bills to notify property owners of the program.</p> <p>Additionally, the City was ready for changes to the Safe ADU program pursuant to AB2533 that went into effect on January 1, 2025. The City's Safe ADU program has already been updated to comply with the provisions. Two Safe ADU permits were issued and one finalized in 2025.</p>

Policy Action	Policy	Status
<p>1K: <i>Inclusionary Housing Policy</i></p>	<p>The City will investigate inclusionary housing policy options as an additional means to provide a variety of housing types and opportunities for very low, low- and moderate-income households in Newport Beach.</p>	<p><i>In Progress</i></p> <p>In 2022, the City retained Keyser Marston Associates, Inc. (KMA) to prepare a financial evaluation for prospective inclusionary housing program options in the City. The City Council has held study sessions and continues to explore the appropriate policy choice that will encourage and not hinder affordable housing development. As a related action in 2023, the City Council revised the inclusionary requirement for the Residential Overlay in the Airport Area, reducing it from 30% to 15%. KMA's report showed that the 30% requirement could hinder housing production altogether. The City continued to study inclusionary housing in 2025 with technical support from KMA, including a study of inclusionary housing for a for-sale product in the Airport Area.</p>
<p>2A: <i>Neighborhood Preservation</i></p>	<p>The City will continue to improve housing quality and prevent deterioration of existing neighborhoods by strictly enforcing applicable Building Code, Fire Code, and Zoning Code regulations and abating Code violations and nuisances.</p>	<p><i>Ongoing</i></p> <p>Building Inspectors and Code Enforcement Officers continually enforce code regulations, abatement violations, and nuisances. A quarterly report on code enforcement activities is available and kept on file at the City. The City Council awarded funding for the Senior Home Assistance Repair Program. (See Program 6B.)</p>
<p>2B: <i>Residential Building Record Program</i></p>	<p>The City will maintain and continue to implement the Residential Building Records (RBR) program to reduce and prevent violations of building and zoning ordinances</p>	<p><i>Ongoing</i></p> <p>During the fourth quarter of 2023, the City Council opted to streamline real estate transactions through removal of the Residential Building Record (RBR) Program requirement. However, the Program remains available on a voluntary basis. This report allows the City to verify that its residential buildings meet zoning, building code, and life safety requirements as set forth by the City's Municipal Code and fulfill the State's requirement that all homes have both smoke detectors and seismic strapping of water heaters (California Health and Safety Code, Section 19211). In 2025, there were 111 RBRs processed.</p>

Policy Action	Policy	Status
<p>2C: <i>Preservation of At-Risk Units</i></p>	<p>The City will proactively seek to preserve as many affordable units as possible by reaching out to owners that want to opt out of Section 8 contracts and work with them to incentivize keeping the units as affordable.</p>	<p>Ongoing</p> <p>The City registered as a Qualified Preservation Entity with HCD as of 2012. When notification is received, City staff will evaluate the potential use of monies to preserve the affordable units. In December 2025, the City re-registered as a Qualified Preservation Entity with HCD.</p> <p>Pamphlets informing prospective tenants and landlords about the Orange County Housing Authority (OCHA) Section 8 program have been made available in the public lobby and information is posted on the City website.</p>
<p>3A: <i>Objective Design Standards</i></p>	<p>The City of Newport Beach will review existing entitlement processes for housing development and will eliminate discretionary review for all housing development proposals that include a minimum affordable housing component.</p>	<p>Complete</p> <p>The Zoning Code Amendment that approved the Housing Overlays also added Section 20.48.185 (Multi-Unit Objective Design Standards) to provide a minimum baseline design standard for all new multi-unit development. The objective design standards are intended to result in quality design of multi-unit residential and mixed-use development. Review under the standards supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces. These standards shall be applied uniformly and without discretion to enhance the built environment for both affordable and market-rate multi-unit residential development. The standards would apply to housing throughout the City that consists of a density of 30 dwelling units per acre or greater.</p>
<p>3B: <i>SB Streamlining</i> 35</p>	<p>The City will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35, Chapter 366 Statues 2017.</p>	<p>In Progress</p> <p>The City has not yet created written procedures; however, inquiries related to SB 35 are promptly and consistently responded to. According to HCD's online determination, City is currently exempt from the streamlining provisions of SB35.</p>

Policy Action	Policy	Status
3C: <i>Preservation of Rental Opportunities</i>	The City will continue to maintain rental housing opportunities by restricting conversions of rental units to condominiums in a development containing 15 or more units unless the rental housing vacancy rate in Newport Beach is 5% or higher, and unless the property owner complies with condominium conversion regulations contained in Newport Beach Municipal Code Chapter 19.64.	Ongoing A vacancy rate survey is completed upon receiving an application for the conversion of 15 or more rental units to condominiums. No such projects of 15 or more units were submitted in 2025.
3D: <i>Priority Affordable Housing</i>	The City will continue to take all feasible actions to ensure expedient construction and occupancy for projects approved with lower- and moderate-income housing requirements.	Ongoing In 2025, the City received and expeditiously processed nine different preliminary applications for residential development. The City also continues to offer multi-departmental preliminary application meetings (Development Review Committee[DRC]) to assist in streamlining entitlement processes. DRC is a service that is offered free of charge to the development community.
3E: <i>Mortgage Revenue Bonds</i>	The City will continue to participate with the County of Orange in the issuance of tax-exempt mortgage revenue bonds to facilitate and assist in financing, development, and construction of housing affordable to low and moderate-income households.	Ongoing The City has continued its coordination with the County of Orange.
3F: <i>Annual Reporting Program</i>	The City will conduct an annual compliance-monitoring program for units required to be occupied by very low-, low-, and moderate-income households.	Ongoing Annual compliance monitoring has been conducted for 2025 and the report for the City's income- and rent-restricted units by Michael Baker International (consultant) found all units in compliance. The consultant also worked with landlords on compliance with rents and approving eligible rent increases under their agreements.

Policy Action	Policy	Status
3G: <i>Entitlement Assistance</i>	The City will provide entitlement assistance, expedited entitlement processing, and waive application processing fees for developments in which 5% of units are affordable to extremely low-income households.	Ongoing The City provides strong staffing presence at the public counter to expeditiously field any development inquiries. The City also continues to offer multi-departmental preliminary application meetings (Development Review Committee) to assist in streamlining entitlement processes and to facilitate an easier entitlement review. Development Review Committee is a service that is offered free of charge to the development community. In 2025, the City did not receive any applications for multi-unit developments that include extremely low-income households.
3H: <i>Prioritization of Affordable Housing Funds</i>	The City will give highest priority for use of Affordable Housing Fund monies to affordable housing developments providing units affordable to extremely-low-income households and senior households.	Ongoing The City did not receive any applications in 2025 related to this Policy Action.
3I: <i>Public Information About Affordable Housing</i>	The City will continue to maintain a brochure of incentives offered by the City for the development of affordable housing including fee waivers, expedited processing, density bonuses, and other incentives.	Ongoing A brochure is maintained and provided on the City website and in the public lobby. Additionally, during 2025, several developers took advantage of the City's various incentives for affordable housing including through the granting of density bonus, parking reductions, development standard waivers, and fee waivers.
3J: <i>Priority in Kind Assistance for Affordability</i>	The City shall provide more assistance for projects that provide a higher number of affordable units or a greater level of affordability.	Ongoing No projects proposed a larger number of affordable units than the minimum nor at greater affordability levels during the 2025 reporting period. However, in late 2024, the City adopted the Housing Opportunity (HO) Overlay Zoning District (Section 20.28.050 of the NBMC), which includes a provision to allow significant streamlining opportunities for housing development applications that include a higher proportion of affordable housing. Since adoption nine projects have submitted under the Overlay Zoning Districts and two project have been approved.

Policy Action	Policy	Status
<p><i>3K: Coastal Zone Development Affordability</i></p>	<p>The City shall follow Government Code Section 65590 and implement Municipal Code Titles 20.34 and 21.34 “Conversion or Demolition of Affordable Housing” for new developments proposed in the Coastal Zone areas of the City.</p>	<p>Complete</p> <p>On October 29, 2019, the Community Development Director determined that Newport Beach Municipal Code (NBMC) Chapters 20.34 and 21.34 (Conversion of Demolition of Affordable Housing) are no longer required. These chapters of the NBMC implement the Mello Act (Government Code Sections 65590 - 65590.1 Low- and Moderate-Income Housing Within the Coastal Zone). The regulations require the replacement of housing units lost within the coastal zone that are occupied by low- and moderate-income households under certain circumstances when feasible. Both the NBMC and the Mello Act provide when there is less than 50 acres in aggregate, of privately owned, vacant land available for residential use within the City’s coastal zone, and three miles therefrom, the replacement requirement is not required.</p> <p>The Planning Division completed a land use inventory to determine if 50 aggregate acres of privately owned, vacant land is available for residential use within the City’s coastal zone and within three miles inland of the coastal zone. The inventory conducted in October 2022, found less than 50 qualifying acres.</p>
<p><i>3L: Proactive Education and Outreach to Prospective Developers</i></p>	<p>The City will continue to advise and educate existing landowners and prospective developers of affordable housing development opportunities available within Banning Ranch, the Airport Area, West Newport Mesa, Dover-Westcliff, Newport Center, Mariners’ Mile, and Balboa Peninsula areas.</p>	<p>Ongoing</p> <p>City Community Development staff provides information to landowners and developers about affordable housing opportunities and staff encourage the inclusion of affordable housing units in new projects. There has been significant interest from landowners and developers within the various focus areas, including the submittal of development applications and preliminary applications, demonstrating that the City has provided effective outreach.</p>

Policy Action	Policy	Status
<p>3M: <i>Regional Coordination of Housing Issues</i></p>	<p>The City will continue to participate in other programs that assist production of housing.</p>	<p>Ongoing</p> <p>The City of Newport Beach is a participating member of the Orange County Housing Authority (OCHA). OCHA receives, distributes and monitors the Section 8 Vouchers for the City. OCHA has many housing programs that are offered and available to City residents and promote housing production. City Planning staff participate in in communication with the OCHA to stay up to date on all the programs, projects, and vouchers.</p> <p>City staff also actively participates on the Orange County Council of Governments (OCCOG) Technical Advisory Committee (TAC), which undertakes issue of regional importance, including housing production and affordability.</p>
<p>3N: <i>Housing Impact Studies</i></p>	<p>The City will continue to study housing impacts of proposed larger-scale, significant commercial/industrial projects during the development review process.</p>	<p>Ongoing</p> <p>The City rarely sees large commercial or industrial development that could significantly affect housing. The City will conduct a housing impact analysis when preparing an environmental impact report for a significant large-scale commercial or industrial project that includes a significant number of employees.</p>

Policy Action	Policy	Status
<p>3O: <i>Single Resident Occupancies (SROs)</i></p>	<p>Use State and federal funding to continue to provide assistance and make provisions for development of single-room occupancy (SRO) housing and other forms of housing for people experiencing homelessness in the City.</p>	<p>Ongoing</p> <p>In December 2024, the City Council authorized the City Manager and City Clerk to execute the Affordable Housing Loan Agreement between the City of Newport Beach and American Family Housing, LLC, (AFH) to loan \$3,000,000 to convert an existing Travelodge North Motel property at 1400 Bristol Street, Costa Mesa to permanent supportive housing for those experiencing or at risk of homelessness. AFH’s project to convert an existing 120-unit motel property into 78 total units of housing - 76 units of permanent supportive housing and two manager’s units (Project) is under construction with an expected completion date in the third quarter of 2026. Twelve studio units at the Project will be leased to eligible tenants with a connection to Newport Beach.</p> <p>PATH (People Assisting the Homeless) continues to provide outreach and engagement services as a contracted service provider. PATH completed 66 shelter intakes (some duplicated individuals) at the Costa Mesa Bridge Shelter, the County’s Yale Navigation Center, the Huntington Beach Navigation Center, the Buena Park Navigation Center, and the Bridges at Kraemer Place in Anaheim. PATH, in coordination with the Newport Beach Police Department and homeless services manager, completed a street Census in November 2025. 13 people were surveyed and stated ties to Newport Beach. PATH continues to connect the people to services and resources.</p>
<p>3P: <i>Residential Care Facilities</i></p>	<p>The City will review and amend the permitting procedures, application requirements, and development standards applicable to residential care facilities for persons of seven or more to ensure consistency with state and federal laws to promote objectivity and greater approval certainty.</p>	<p>In Progress</p> <p>City staff has continued to coordinate with HCD on this Policy Action. A relevant update to the Municipal Code is anticipated by the middle of 2026.</p>

Policy Action	Policy	Status
<p><i>4A: Affirmatively Furthering Fair Housing</i></p>	<p>The City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law.</p>	<p><i>In Progress</i></p> <p>The City intends to emphasize meaningful actions to overcome patterns of segregation and to foster inclusive communities free from barriers that restrict access to opportunity based on protective classes, as defined by State law. The City continues to maintain a contract for fair housing services with the Fair Housing Foundation and will participate in an update to the Orange County Regional Analysis of Impediments to Fair Housing when the next update occurs. The City is also collaborating with neighboring jurisdictions through the Orange County Council of Government (OCCOG) and its Regional Early Action Planning (REAP) on-call services bench, as there is an effort to streamline various housing element implementation program actions, including AFFH efforts, regionally.</p>
<p><i>4B: Streamlined Project Review</i></p>	<p>The City will provide a streamlined “fast-track” development review process for proposed affordable housing developments.</p>	<p><i>Ongoing</i></p> <p>The City provides a prioritized and expedited development review process for all affordable housing projects. In 2025, this included entitlement approval of the following project that included affordable units:</p> <ul style="list-style-type: none"> • Placentia Avenue Apartments – 1 very low-income affordable unit. <p>The following projects were also provided with an expedited review of development rights for future housing projects that include affordable units:</p> <ul style="list-style-type: none"> • MacArthur Court Mixed-Use - 49 affordable units (off-site) • 120 Newport Center Drive - Development Agreement and Affordable Housing Implementation Plan for the future

Policy Action	Policy	Status
		<p>development of affordable units in the North Newport Center Planned Community (PC-56)</p> <p>Additionally, three projects submitted preliminary applications under the City adopted the Housing Opportunity (HO) Overlay Zoning District (Section 20.28.050 of the NBMC). The Overlay also includes a provision to allow significant streamlining opportunities for housing development applications that include a higher proportion of affordable housing (i.e., 20%) which applies to the St. Michael's Multi-Family:</p> <ul style="list-style-type: none"> • 1470 Jamboree Road Mixed Use – 9 very low affordable units and 9 moderate affordable units (subsequently expired). • St. Michael's Multi-Family – 18 affordable units in senior housing development (now a full application in process). • 12 Corporate Plaza Residences – 6 very low affordable units and 6 moderate affordable units (subsequently expired).
<p><i>4C: Density Bonus and Incentives for Affordable Housing</i></p>	<p>The City will update its Density Bonus Ordinance (Newport Beach Municipal Code Chapter 20.32) to be consistent with State Law, as amended.</p>	<p>Complete and Ongoing</p> <p>The City continuously monitors changes to state density bonus law. The most recent amendment was to the Implementation Plan (IP) of the City's certified Local Coastal Program to incorporate standards and establish an approval process for considering density bonuses with housing development projects in the coastal zone. These amendments are required to ensure the City's regulations are in compliance with State law. The California Coastal Commission approved the amendment with suggested modifications on April 12, 2024. The City Council adopted the amendment on September 25, 2024.</p> <p>Additionally, monitoring efforts for compliance and consistency will continue in 2026.</p>

Policy Action	Policy	Status
<i>4D: List of Pre-Approved Development Incentives</i>	The City will develop a pre-approved list of incentives and qualifications for such incentives to promote the development of affordable housing.	<p><i>In Progress</i></p> <p>The City established a permit and plan check fee waiver program to incentivize the development of accessory dwelling units that continued through the end of 2024. Other potential incentives for affordable housing development, including ADUs, is in progress.</p>
<i>4E: Airport Area Policy Exceptions for Affordable Housing</i>	The City shall maintain an exception to the minimum 10-acre village requirement for projects that include a minimum of 30% of the units affordable to lower-income households in the Airport Area.	<p><i>Ongoing</i></p> <p>In 2023, the Newport Place Planned Community (PC-11) Development Plan was amended to modify the inclusionary requirement from 30% to 15% for residential projects. A report from KMA demonstrated that a 30% inclusionary requirement may hinder housing development. Therefore, the City maintained the exception to the minimum 10-acre village requirement for projects with affordable units.</p> <p>In furtherance of Housing Element Policy Actions 1A (Airport Environs Sub Area), 4E (Airport Area Policy Exceptions for Affordable Housing), and 4J (Airport Environs Sub Area Environmental Constraints) the City initiated the preparation of a Specific Plan for the Airport Area in 2025. In May 2025, the City released a request for proposals for consulting services to prepare the specific plan. After completing the evaluation, the City selected Kimley Horn and Associates as the consultant most qualified to perform the services and scheduled the contract for approval by the City Council in early 2026. The City anticipates completion of the specific plan by early 2028.</p>
<i>4F: Encourage Development of Opportunity Sites</i>	The City will continue to encourage and facilitate residential and/or mixed-use development on sites listed in Appendix B by providing technical assistance to interested developers with site identification and entitlement processing.	<p><i>Ongoing</i></p> <p>Since adoption of the Housing Opportunity (HO) Overlay Zoning District (Overlay), City staff has met with several property owners, prospective developers, and real estate brokers or agents to provide assistance and explanation of the overlay, including the development review process.</p>

Policy Action	Policy	Status
<i>4G: Annual RHNA Sites Inventory Monitoring</i>	The City will monitor and evaluate the development of vacant and underdeveloped parcels on an annual basis and report the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code 65400.	Ongoing
<i>4H: Review Mixed-Use Zones</i>	The City will review established mixed-use land use categories and corresponding zoning regulations in the City and recommend policy or code changes to the City Council that reduce regulatory barriers and incentivize mixed-use residential development.	<p>In Progress</p> <p>The Southern California Association of Governments (SCAG) previously issued grant funds to the Orange County Council of Governments (OCCOG) to establish a technical consultant bench that would support OCCOG member agencies in completing Housing Element Implementation Programs. The partnership is referred to as the “Subregional Partnership Program 2.0.” In March 2025, the City applied to OCCOG for technical assistance to complete Housing Element Policy Action 4H: Review Mixed-Use Zones (Project), which is intended to review and identify opportunities to improve existing zoning regulations related to Mixed-Use zoning districts.</p> <p>In May 2025, OCCOG selected the City to receive technical assistance to complete the project. The City Council formally accepted assistance from OCCOG in January 2026 and will complete this study by mid-2026.</p>
<i>4I: Establish Mixed-Use Resort Opportunities</i>	The City will consider policies, regulations and/or interpretations to establish mixed-use resort opportunities.	<p>Complete</p> <p>In 2021, the Community Development Director issued Director’s Determination No. DD2021-001 Interpreting Accessory Residential as an Allowed Use within Resort Hotels (PA2021-096). DD2021-001 determined that residential uses are permitted as an accessory use to hotels subject to certain conditions.</p>

Policy Action	Policy	Status
<p><i>4J: Airport Environs Sub Area Environmental Constraints</i></p>	<p>The City will take actions to address potential environmental constraints in the Airport Environs Sub Area and ensure continued feasibility of sites, particularly for lower-income RHNA.</p>	<p><i>In Progress</i></p> <p>In 2023, the City adopted amendments to the Zoning Code and General Plan related to noise in the airport area, which were necessary to implement the 6th Cycle Housing Element. The amendments included adding regulations to Section 20.30.080 (Noise) of the NBMC that would serve to protect sensitive noise receptors from potential airport noise.</p> <p>In furtherance of Housing Element Policy Actions 1A (Airport Environs Sub Area), 4E (Airport Area Policy Exceptions for Affordable Housing), and 4J (Airport Environs Sub Area Environmental Constraints) the City initiated the preparation of a Specific Plan for the Airport Area in 2025. In May 2025, the City released a request for proposals for consulting services to prepare the specific plan. After completing the evaluation, the City selected Kimley Horn and Associates as the consultant most qualified to perform the services and scheduled the contract for approval by the City Council in early 2026. The City anticipates completion of the specific plan by early 2028.</p>
<p><i>4K: West Newport Mesa Environmental Constraints</i></p>	<p>The City will take actions to address environmental constraints and ensure feasibility of sites, particularly for lower-income RHNA, in the West Newport Mesa Area with regards to noise and pollutants.</p>	<p><i>In Progress</i></p> <p>Monrovia Townhomes were approved in 2025 under the Housing Overlay HO-2, for 89 residential townhomes within a predominately industrial area. The following conditions of approval were included in the adopted Resolution to mitigate potential noise issues with the existing surrounding uses:</p> <ul style="list-style-type: none"> • Residential structures shall be sound attenuated to provide interior noise levels acceptable for residential uses including a acoustic study. • A disclosure required to be provided to each prospective and future buyer of each residential unit on the site advising of the potential noxious characteristics including but not

Policy Action	Policy	Status
		<p>limited to increased ambient noise levels, odors, operations, deliveries, etc., of the nearby industrial uses which could adversely affect the prospective owner' s enjoyment of the property. The disclosure statement shall be included and recorded with the Conditions, Covenants and Restrictions (CC&Rs).</p>
<p>4L: Coyote Canyon Environmental Constraints</p>	<p>The City will take actions to address environmental constraints on the Coyote Canyon landfill site.</p>	<p>In Progress</p> <p>The City has been actively supporting the County and it prospective developer on an as-needed basis while they have considered development potential on the closed Coyote Canyon Landfill.</p>
<p>5A: Preservation of Affordability Covenants</p>	<p>The City will contact owners of 19 affordable units approaching the expiration of affordability covenants to obtain information regarding their plans for continuing affordability on their properties, inform them of financial resources available, and to encourage the extension of the affordability agreements for the developments listed beyond the years noted.</p>	<p>Ongoing</p> <p>Refer to the discussion under 2C above. The City will continue outreach efforts in 2025 to preserve affordability covenants.</p>
<p>5B: Section 8 Participation</p>	<p>The City shall maintain information on the City's website and prepare written communication for tenants and other interested parties about Orange County Housing Authority Section 8 opportunities and to assist tenants and prospective tenants acquire additional understanding of housing law and related policy issues</p>	<p>Ongoing</p> <p>The City continues to maintain a contract for fair housing services with the Fair Housing Foundation. The City maintains a robust housing webpage with information regarding housing opportunities and contact information for affordable housing providers and the Fair Housing Foundation.</p>

Policy Action	Policy	Status
<i>5C: Incentivize for Preserving of Affordability Covenants</i>	The City will investigate the potential for providing additional incentives or modify its current policy to incentivize property owners to maintain the affordability of units on their property during the 6th Cycle.	Ongoing
<i>5D: Mobile Home Park Conversions</i>	The City will continue to employ the provisions of NBMC Title 20 provision of the Mobile Home Park Overlay to maintain and protect mobile home parks in a stable environment with a desirable residential character.	Ongoing City Community Development staff continues to inform property owners and developers of the provisions of the City's MHP overlay. The City has used and will continue to make available the Senior Housing Assistance Repair Program (SHARP) funds to help senior residents repair their mobile homes if it is necessary to abate substandard living conditions.
<i>5E: Orange County Housing Authority Advisory Committee</i>	The City of Newport Beach will continue to participate as a member of the Orange County Housing Authority (OCHA) Advisory Committee and work in cooperation with the OCHA to provide Section 8 Rental Housing Assistance to residents of the community.	Ongoing Staff attends and maintains active communication with the OCHA Cities Advisory Committee. Staff continually works in cooperation with the County to provide Section 8 rental housing assistance to residents. A link to the Orange County Housing Authority website has been placed on the City website to provide information on the Section 8 program.
<i>5F: Water Efficiency for Residential Projects</i>	The City will continue to implement and enforce the Water Efficient Landscape Ordinance and Landscape and Irrigation Design Standards in compliance with AB 1881 (Chapter 559 Statutes 2006).	Ongoing All new development projects are reviewed for compliance with the City's Water Efficient Landscape Ordinance. The annual report on the City's Water Efficient Landscape Ordinance for 2025 was submitted to California Department of Water Resources on January 30, 2026.

Policy Action	Policy	Status
<i>5G: Energy Efficiency in Residential Projects</i>	The City will continue to require that any affordable housing developments that receive City assistance from Community Development Block Grant (CDBG) funds or from the City's Affordable Housing Fund shall be required, to the extent feasible, to include installation of energy efficient appliances and devices that will contribute to reduced housing costs for future occupants of the units.	Ongoing No affordable housing projects received funding via CDBG or the City's Affordable Housing Fund during the 2025 reporting period.
<i>6A: Homeless Program Assistance</i>	The City will continue to apply annually for United States Department of Urban Development Community Development Block Grant (CDBG) funds and allocate a portion of such funds to sub-recipients who provide shelter and other services for the homeless as well as submit Annual Action Plan to HUD in May of each year.	Ongoing The City applied for a grant allocation for the 2025 reporting period. The City submitted its Action Plan in May of 2025 and allocated a portion of the grant for the provision of homeless services – Families Forward and the Newport Beach Police Department Motel Voucher Program.
<i>6B: Repair Loans and Grant Programs for Seniors, Persons with Physical and Developmental Disabilities and Lower-Income Households</i>	The City, with OASIS Senior Center and Habitat for Humanity Orange County, has developed a Senior Home Repair Assistance Program (SHARP). Additionally, the City will continue to cooperate with the Orange County Housing Authority (OCHA) to pursue establishment of a Senior/Disabled or Limited Income Repair Loan and Grant Program to underwrite all or part of the cost of necessary housing modifications and repairs. Cooperation with OCHA will include continuing City of Newport Beach participation in the County Continuum of Care and continuing to provide CDBG funding.	Ongoing The City's Senior Housing Assistance Repair Program (SHARP) continues to successfully assist low-income seniors. In 2025, Habitat for Humanity and OASIS staff worked on two new projects and expended a total of \$51,126.80. The projects involved demolition and replacement of the roof, porch, and steps, as well as exterior/foundation repairs. To date, the program has used \$527,349.76 for a total of 22 projects.

Policy Action	Policy	Status
<p><i>6C: Leverage CDGB and other Federal Formula Grant Funding</i></p>	<p>The City shall make every effort to leverage CDBG and Federal formula grant annual funds from various agencies to further the City’s housing goals; these include, but are not limited to, State, Regional and private resources. The City of Newport Beach will continue to maintain a list of “Public and Private Resources Available for Housing and Community Development Activities” and maintain a list of resources on City website and update as necessary in the 6th Cycle.</p>	<p>Ongoing</p>
<p><i>6D: Child Daycare Facilities</i></p>	<p>The City will continue to encourage the development of daycare centers as a component of new affordable housing developments and grant additional incentives in conjunction with the review and approval of density bonus projects pursuant to NBMC Chapter 20.32 (Density Bonus).</p>	<p>Ongoing</p> <p>City Community Development Department staff requests developers include child daycare facilities in developments that include affordable housing.</p> <p>The City did not receive any applications in 2025 that included daycare centers.</p>
<p><i>6E: Housing Assistance for Seniors</i></p>	<p>The City shall continue to encourage senior citizen independence through the promotion of housing and services related to in-home care, meal programs, and counseling, and maintain a senior center that affords seniors opportunities to live healthy, active, and productive lives in the City</p>	<p>Ongoing</p> <p>The City supports a Meals on Wheels program that provides home-delivered meals to individuals who are homebound due to age, illness, or disability. Funding is provided through the CDBG program on a yearly basis.</p> <p>The Meals on Wheels program provides home-delivered meals to individuals who are homebound due to age, illness, or disability.</p> <p>The City also operates the OASIS Senior Center. Services include:</p>

Policy Action	Policy	Status
		<ul style="list-style-type: none"> • A multi-purpose center owned and operated by the City in partnership with the Friends of OASIS nonprofit dedicated to meeting needs of senior citizens and their families. • Classes in art, health & fitness, music & dance, foreign languages, technology, enrichment, and much more. • A state-of-the-art fitness center for those age 50 and older which provides a safe, comfortable, senior-friendly exercise environment for the active older adult including access to hire a personal trainer for individualized programs. Separate membership is required to join. • Regularly scheduled low-cost special events/socials such as luncheons, concerts, barbecues, and holiday parties. • Travel department coordination of day and overnight trips. • Curb-to-curb transportation program for residents of Newport Beach age 60 and older who are no longer driving to use for medical appointments, grocery shopping, banking, and to attend OASIS classes (fee required). • Social services information and referral for seniors and their families dealing with a need for caregiver services, housing, transportation, legal matters, and more. Informational and supportive counseling is available to seniors and their family members on an individual basis. • Various health resources and screenings for seniors, including flu shots, blood pressure, memory screenings, medication review, and health insurance counseling services. • Regularly scheduled support group meetings at the Center to help senior citizens and their families cope with stress, illness, life transitions, and crises. • Congregate lunch program for seniors age 60 and older that is funded by the federal government through the <i>Older Americans Act</i>. A donation is requested for meals, which are provided by Meals on Wheels OC.

Policy Action	Policy	Status
6F: <i>Emergency Shelters, Transitional and Supportive Housing</i>	The City of Newport Beach will amend certain sections of its Municipal Code in order to comply with State law to address: 'Supportive Housing Streamlined Approvals', 'Emergency and Transitional Housing Act of 2019', amending NBMC definitions to comply with California Government Code, and amending NBMC to ensure proper zoning of emergency, transitional, and supportive housing according to State law.	<i>In Progress</i> City staff has continued to coordinate with HCD on this Policy Action. A relevant update to the Municipal Code is anticipated by the middle of 2026. Staff intends to implement this Policy Action in conjunction with the amendments necessary to implement Policy Action 3P: Residential Care Facilities.
6G: <i>Senior Housing Priority Program</i>	The City seeks to develop explore the feasibility and appropriateness of proactive policies and programs to address and prioritize the needs of its senior population.	<i>Ongoing</i>
7A: <i>Supportive Housing/ Low Barrier Navigation Centers</i>	To comply with State law, the City of Newport Beach will adopt policies, procedures, and regulations for processing this type of use to establish a non-discretionary local permit approval process that must be provided to accommodate supportive housing and lower barrier navigation centers per State law.	<i>Pending</i>
7B: <i>Transitional and Supportive Housing</i>	In compliance with Senate Bill 2 (Chapter 364, Statutes 2017) and SB 745 Chapter 185, Statutes 2013) the City will ensure the Zoning Code is amended to encourage and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act.	<i>Ongoing</i> City staff has continued to coordinate with HCD on this Policy Action. A relevant update to the Municipal Code is anticipated by the middle of 2026. Staff intends to implement this Policy Action in conjunction with the amendments necessary to implement Policy Action 3P: Residential Care Facilities.

Policy Action	Policy	Status
<i>7C: Housing for Persons with Developmental Disabilities</i>	To accommodate residents with developmental disabilities, the City will review and prioritize housing construction and rehabilitation including supportive services targeted for persons with developmental disabilities.	<p>Ongoing</p> <p>During the 2025 reporting period, no projects were proposed that targeted the provision of housing or services for persons with developmental disabilities.</p>
<i>7D: Fair Housing Services</i>	The City of Newport Beach will continue to contract with an appropriate fair housing service agency for the provision of fair housing services for Newport Beach residents.	<p>Ongoing</p> <p>The City contracted with the Fair Housing Foundation (FHF) to provide these services. The Fair Housing Foundation provided the following trainings, seminars, and outreach activities for the City in 2025:</p> <ul style="list-style-type: none"> • Fair Housing Workshops – 2/6/25 & 9/3/25 • Contacts regarding FHF Services – 2/6/25 Newport Beach Police Department & Coastline College-Newport Beach Campus, 9/3/25 Boys & Girls Club of Newport Beach • Public Service Announcement – City of Newport Beach TV – 5/15/25 • Literature Distribution – 2,559 • Booths-5/17/25 Oasis Senior Center, 6/17/25 Newport Beach Public Library <p>The City maintains flyers provided by the FHF at the permit counter in the Civic Center. Additionally, the City’s housing website includes links and contact information for the FHF.</p>
<i>8A: Annual Reporting Program</i>	The City of Newport Beach shall report on the status of all housing programs as part of its annual General Plan Review and Annual Progress Report (APR).	<p>Ongoing</p> <p>This report is intended to satisfy this Policy Action for the 2025 reporting period.</p>

Policy Action	Policy	Status
<p><i>8B: Water and Sewer Service Providers</i></p>	<p>Pursuant to SB 1087, Chapter 727, Statutes of 2005, the City of Newport Beach is required to deliver its adopted housing element and any amendments thereto to local water and sewer service providers.</p>	<p><i>Pending</i></p> <p>The City received notice from HCD of the certification of the City's 6th Cycle Housing Element in October of 2022. Copies of the certified Housing Element were sent to all local water and sewer utility providers that supply the City.</p> <p>The Residences at 120 Newport Center development vesting rights approved by City Council in April 2025, included an amended Development Agreement and Affordable Housing Implementation Plan for future residential units and also approved a Water Supply Assessment (WSA) to evaluate the water supply availability for a project including more than 500 dwelling units pursuant to Section 21151.9 of the Public Resources Code (PRC) and Section 10910 et seq. of the Water Code and as contemplated in the City's Housing Implementation Program Final Program EIR.</p>