

Attachment No. PC 2

Draft Height Exhibits 1, 2, and 3

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Base Map Legend

 Newport Center Sight Plane (No Changes)

Established by Ordinance Nos. 1371, 1596, 83-27 and 91-97. This area is limited in height by a uniform slope defined by contour lines of elevation above mean sea level. Structures are generally limited to between 15 and 32 feet in height from existing grade.

 Coastal Zone Boundary

Disclaimers

While every effort has been made to ensure the accuracy of information depicted in this exhibit, the City cannot make guarantees. This is intended for initial analysis only. Inquiries regarding individual sites should be made for confirmation of the information presented herein.

This exhibit is intended to be reviewed in conjunction with Exhibit 2 (Proposed Height Limits) and Exhibit 3 (Existing/Proposed Height Limits).

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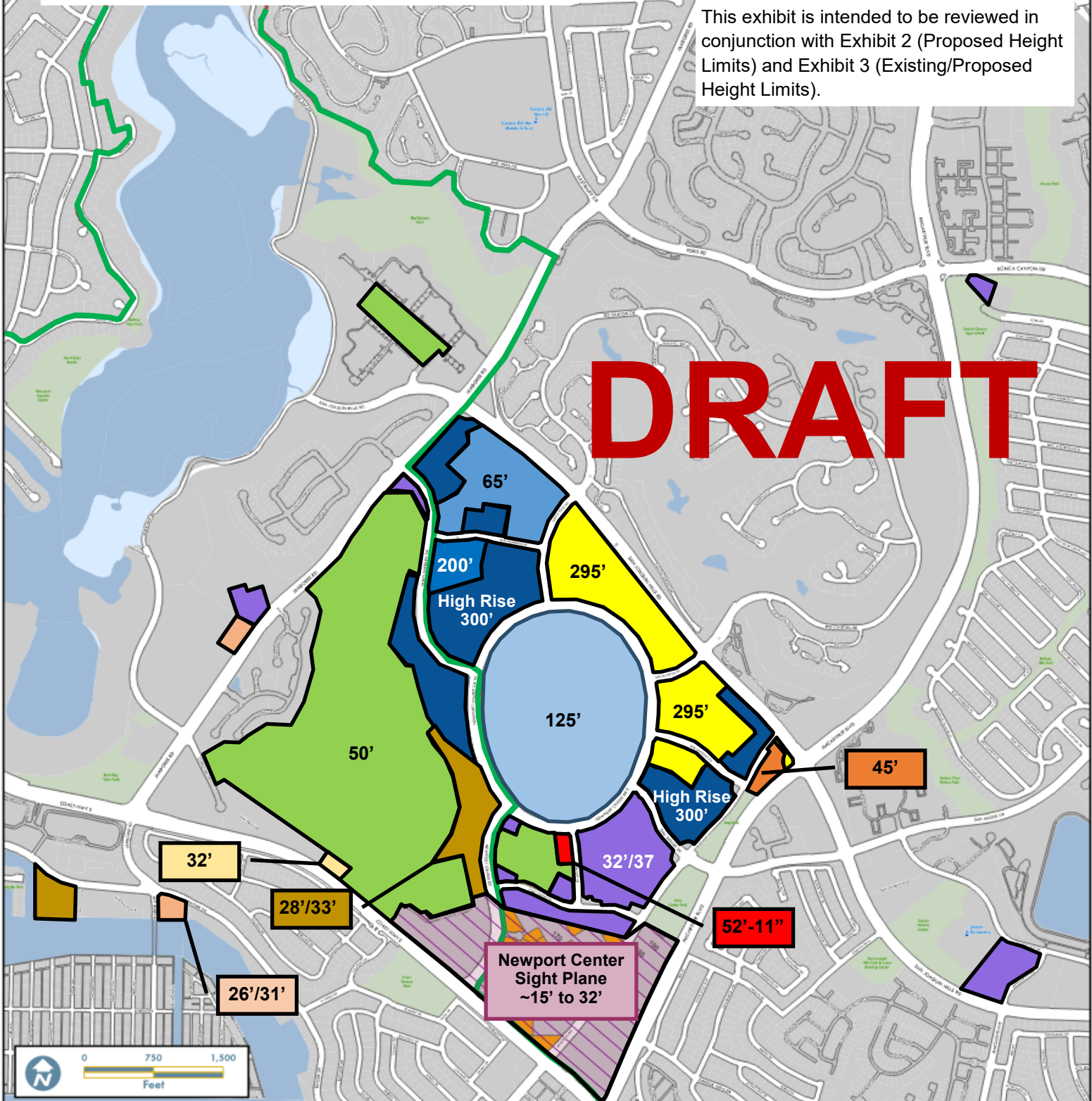






Exhibit 1 HO-4 Newport Center Area Existing Height Limits



City of Newport Beach
GIS Division
December 02, 2024

Base Map Legend

-  Housing Opportunity Overlay (Coastal Zone)
-  Housing Opportunity Overlay (Outside Coastal Zone)
-  Newport Center Sight Plane (No Changes)
-  Coastal Zone Boundary

Proposed Maximum Height

- A** 32/37 feet
- B** 70 feet
- C** 85 feet
- D** 110 feet
- E** 150 feet
- F** 270 feet

Note: All sites without a height specified are subject to the height limit prescribed by the underlying base zoning district (see Exhibits 1 and 3).

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Exhibit 2 HO-4 Newport Center Area Proposed Height Limits

Base Map Legend

-  Newport Center Sight Plane (No Changes)
-  Housing Opportunity Site
-  Coastal Zone Boundary

Disclaimers

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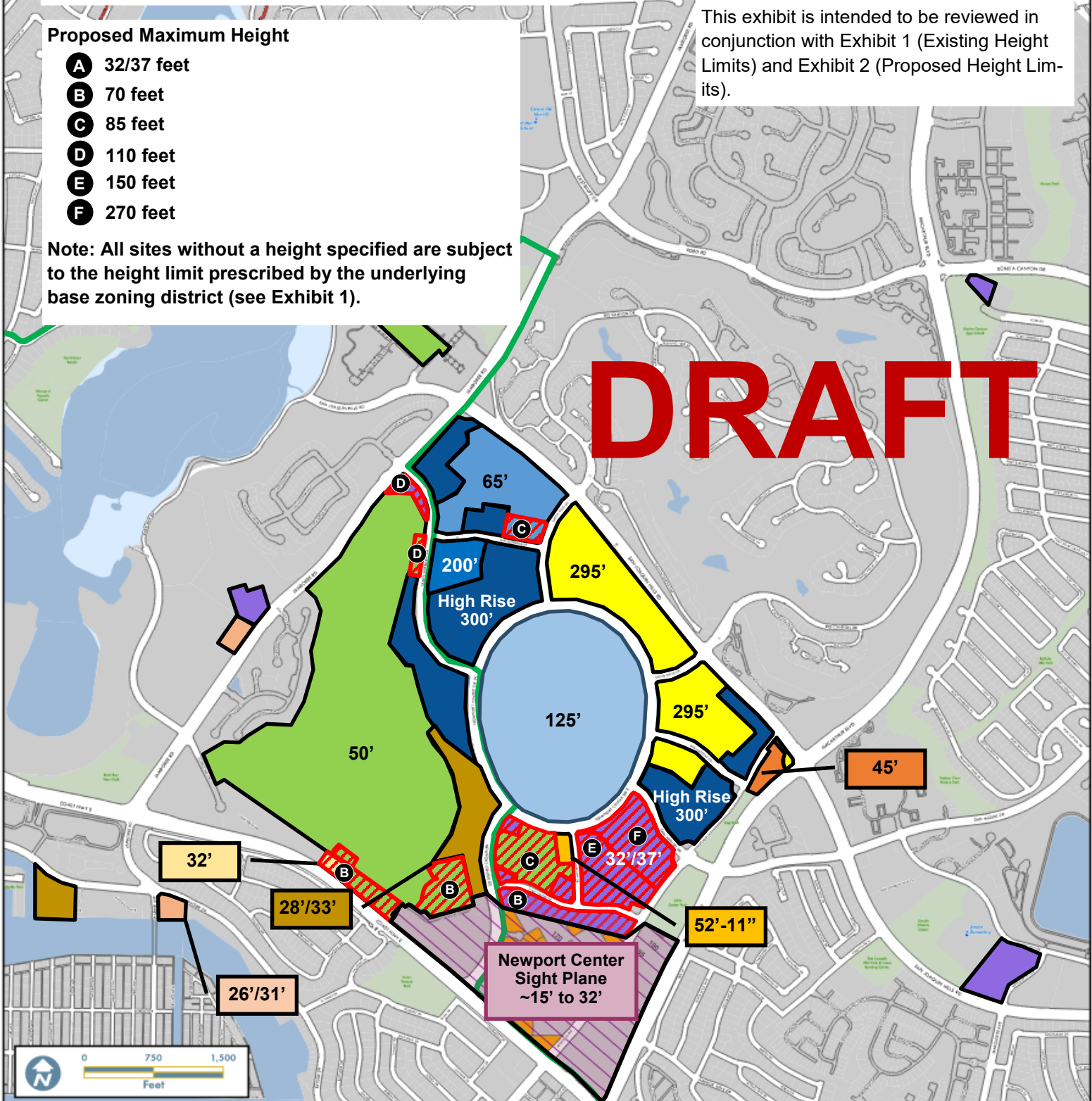
This exhibit is intended to be reviewed in conjunction with Exhibit 1 (Existing Height Limits) and Exhibit 2 (Proposed Height Limits).

Proposed Maximum Height

- A** 32/37 feet
- B** 70 feet
- C** 85 feet
- D** 110 feet
- E** 150 feet
- F** 270 feet

Note: All sites without a height specified are subject to the height limit prescribed by the underlying base zoning district (see Exhibit 1).

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**Exhibit 3
HO-4 Newport Center Area
Existing/Proposed Height Limits**

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