

# **Attachment B**

Ordinance No. 2026-\_\_

ORDINANCE NO. 2026-\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO TITLE 21 (LOCAL COASTAL PROGRAM IMPLEMENTATION PLAN) OF THE NEWPORT BEACH MUNICIPAL CODE, AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION, TO ESTABLISH THE HOUSING OPPORTUNITY (HO) OVERLAY COASTAL ZONING DISTRICT (PA2022-0245 & PA2024-0205)**

**WHEREAS**, Section 200 of the City Charter, of the City of Newport Beach (“City”), vests the City Council with the authority to make and enforce all laws, rules and regulations with respect to municipal affairs subject only to the restrictions and limitations contained in the City Charter and the State Constitution, and the power to exercise, or act pursuant to any and all rights, powers, and privileges or procedures granted or prescribed by any law of the State of California;

**WHEREAS**, California Government Code Section 65580 *et seq.* (“State Housing Element Law”) requires each city and county adopt a housing element that identifies and analyzes existing and projected housing needs within their jurisdiction and prepare goals, policies, and programs, and quantified objectives to further the development, improvement, and preservation of housing;

**WHEREAS**, Section 30500 of the California Public Resources Code requires each county and city to prepare a Local Coastal Program (“LCP”) for that portion of the coastal zone within its jurisdiction;

**WHEREAS**, the California Coastal Commission (“CCC”) effectively certified the City’s LCP Implementation Plan on January 13, 2017, and the City added Title 21 (Local Coastal Program Implementation Plan) (“Title 21”) to the Newport Beach Municipal Code (“NBMC”) whereby the City assumed coastal development permit issuing authority on January 30, 2017;

**WHEREAS**, the City Council adopted Resolution No. 2024-52 on July 23, 2024, authorizing submittal of the LCP Amendment (“LCPA”) to the CCC amending the City’s Coastal Land Use Plan and Title 21 of the NBMC to establish the Housing Opportunity (HO) Overlay Coastal Zoning Districts and their corresponding development standards applicable to properties located within the Coastal Zone;

**WHEREAS**, the City filed the LCPA application with the CCC on August 16, 2024, and received a letter from CCC staff on January 7, 2025, confirming the City's application is complete and pending a hearing date;

**WHEREAS**, the City Council adopted Ordinance No. 2024-16 on September 24, 2024, adding Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) to the NBMC creating Housing Opportunity Overlay Zoning Districts;

**WHEREAS**, the new section partially implements Policy Actions 1A through 1G in the City's adopted and certified 6<sup>th</sup> Cycle Housing Element ("Housing Element");

**WHEREAS**, Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) of the NBMC allows for new housing opportunities within five focus areas consisting of the Airport Area Environs Area (HO-1), West Newport Mesa Area (HO-2), Dover-Westcliff Area (HO-3), Newport Center Area (HO- 4), and Coyote Canyon Area (HO- 5) ("Focus Areas") that correspond with the Focus Areas in the Housing Element to ensure that the City accommodates its Housing Element Regional Housing Needs Assessment allocation;

**WHEREAS**, properties identified within the Focus Areas are eligible for specified development standards conducive to residential development at the prescribed average density of 20 to 60 dwelling units per acre that include, but are not limited to, minimum lot area, setbacks, height, open space, landscaping, and parking;

**WHEREAS**, the City Council adopted Resolution No. 2024-85 on November 19, 2024, initiating amendments to Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) and the pending complementary amendment to Title 21 of the NBMC to adjust certain development standards, including but not limited to, building height limits;

**WHEREAS**, pursuant to Section 13515 (Public Participation and Agency Coordination Procedures) of the California Code of Regulations Title 14, Division 5.5, Chapter 8, Subchapter 2, Article 5 (Public Participation) ("Section 13515"), drafts of the LCPA as revised were made available, and a Notice of Availability was distributed at least six weeks prior to the anticipated final action date;

**WHEREAS**, a public hearing was held by the Planning Commission on January 23, 2025, in the Council Chambers at 100 Civic Center Drive, Newport Beach, California to consider the Amendment. A notice of time, place and purpose of the public hearing

was given in accordance with California Government Code Section 54950 et seq. ("Ralph M. Brown Act") and Chapters 20.62 (Public Hearings) and 21.62 (Public Hearings) of the NBMC. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this public hearing;

**WHEREAS**, at the conclusion of the public hearing, the Planning Commission adopted Resolution No. PC2025-004 by a unanimous vote of (5 ayes, 1 recusal) recommending the City Council authorize the submittal of the LCPA, as revised;

**WHEREAS**, the City Council held a duly noticed public hearing on June 10, 2025, in the City Council Chambers located at 100 Civic Center Drive, Newport Beach, California. Notice of time, place and purpose of the public hearing was given in accordance with the Ralph M. Brown Act, Section 13515, Chapter 20.62 (Public Hearings) and Chapter 21.62 (Public Hearings) of the NBMC. Evidence, both written and oral, was presented to, and considered by, the City Council at this public hearing;

**WHEREAS**, at the conclusion of the public hearing, the City Council adopted Resolution No. 2025-32, authorizing submittal of the LCPA, as revised, to the CCC by a unanimous vote (6 ayes, 0 nays) establishing the HO Overlay Coastal Zoning District for identified properties within the Coastal Zone;

**WHEREAS**, the CCC denied the LCPA at its April 17, 2026, hearing, as submitted and approved it with suggested modifications (LCP-5-NPB-24-0032-2) as being consistent with the California Coastal Act; and

**WHEREAS**, the City Council held a public hearing on May 26, 2026, in the City Council Chambers located at 100 Civic Center Drive, Newport Beach, California. Notice of time, place and purpose of the public hearing was given in accordance with the Ralph M. Brown Act, Section 13515, and Chapter 21.62 (Public Hearings) of the NBMC. Evidence, both written and oral, was presented to, and considered by, the City Council at this public hearing.

**NOW THEREFORE**, the City Council of the City of Newport Beach ordains as follows:

**Section 1:** The City Council hereby approves the Local Coastal Program Amendment filed as PA2022-0245 and PA2024-0205 and accepts the suggested modifications by the California Coastal Commission ("CCC") to amend Title 21 of the

Newport Beach Municipal Code as set forth in Exhibit "A," and based upon the Findings in Exhibit "B," each of which are attached hereto and incorporated herein by reference.

**Section 2:** The LCPA filed as PA2022-0245 and PA2024-0205, will be carried out in full conformity with the California Coastal Act.

**Section 3:** The recitals provided in this ordinance are true and correct and are incorporated into the substantive portion of this ordinance.

**Section 4:** The City Council hereby authorizes City staff to submit this ordinance for a determination by the Executive Director of the CCC that this action is legally adequate to satisfy the specific requirements of the CCC's April 17, 2026, action on LCPA Request No. LCP-5-NPB-24-0032-2 (6<sup>th</sup> Cycle Housing Element).

**Section 5:** This ordinance shall not become effective until thirty days after adoption and until the Executive Director of the CCC certifies that this ordinance complies with the CCC's April 17, 2026, action on LCPA Request No. LCP-5-NPB-24-0032-2 (6<sup>th</sup> Cycle Housing Element).

**Section 6:** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

**Section 7:** The Housing Element Implementation Program Amendments Final PEIR (SCH No. 2023060699) was prepared for the 6<sup>th</sup> Cycle Housing Element Implementation (also referred to as the "Project") in compliance with the California Environmental Quality Act ("CEQA") as set forth in the Public Resources Code Section 21000 et seq., Title 14, Division 6, Chapter 3 of the California Code of Regulations CEQA Guidelines", and City Council Policy K-3 (Implementation Procedures for the California Environmental Quality Act). On July 23, 2024, the City Council adopted Resolution No. 2024-50, to certify the PEIR as complete and adequate, inclusive of all required findings, a statement of overriding considerations, and a mitigation monitoring reporting program. The City Council hereby finds that the action to adopt this Resolution approving the LCPA was considered within the PEIR. Resolution No. 2024-50 is hereby incorporated by reference.

**Section 8:** Except as expressly modified in this ordinance, all other sections, Subsections, terms, clauses and phrases set forth in the NBMC shall remain unchanged and shall be in full force and effect.

**Section 9:** The Mayor shall sign and the City Clerk shall attest to the passage of this ordinance. The City Clerk shall cause the ordinance, or a summary thereof, to be published pursuant to City Charter Section 414 and the same shall become final and effective as provided in Section 5 of this ordinance.

This ordinance was introduced at a regular meeting of the City Council of the City of Newport Beach held on the 26th day of May, 2026, and adopted on the 9th day of June, 2026, by the following vote, to-wit:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_


ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Lauren Kleiman, Mayor

**ATTEST:**

\_\_\_\_\_  
Lena Shumway, City Clerk

**APPROVED AS TO FORM:  
CITY ATTORNEY'S OFFICE**

  
\_\_\_\_\_  
Aaron C. Harp, City Attorney

Attachments:      Exhibit A – Findings  
                             Exhibit B – LCPA Filed as PA2022-0245 and PA2024-0205

## EXHIBIT A

### FINDINGS

The City Council finds amendments to the LCP are legislative acts. Neither Title 21 nor State Planning Law set forth any required findings for either approval or denial of such amendments. Notwithstanding the foregoing, the Local Coastal Program Amendment (“LCPA”) is consistent with the corresponding General Plan Amendment and Zoning Code Amendment, adopted by City Council Resolution No. 2024-51 and Ordinance No. 2024-16, respectively. The LCPA will also create internal consistency with the Housing Element:

#### Findings and Facts in Support of Finding:

1. The Housing Element includes Section 4 (Housing Plan), which sets forth programs and strategies to facilitate and encourage the development of the City’s obligation to meet regional housing demand. Appendix B of the Housing Element is the Sites Analysis and identifies several sites to be rezoned to allow for potential redevelopment with housing projects. A number of these sites are within the City’s Coastal Zone. As Title 20 has been amended to add the new HO Overlay Zones with associated development standards, similarly, the amendment to Title 21 to add the new Housing Opportunity (HO) Overlay Coastal Zoning Districts for properties within the Coastal Zone has been prepared and submitted to the California Coastal Commission for consideration.
2. The amendment specific to Title 21 (Local Coastal Program Implementation Plan) of the NBMC, attached hereto as Exhibit “B,” and incorporated herein by reference, will create consistency in implementation between Titles 20 and 21 of the NBMC and will help to fulfill the Housing Plan, as the proposed LCPA will facilitate the development of housing consistent with the implementation program in the Housing Plan of the Housing Element, as discussed in Resolution No. 2024-51 under the Findings for the General Plan Amendment. The LCPA will enable the implementation of the Housing Element’s key objective, which is to accommodate the development of housing projects to fulfill City’ s “fair share” of regional housing need and demand.

## EXHIBIT B

### LOCAL COASTAL PROGRAM AMENDMENT FILED AS PA2022-0245 AND PA2024-0205

- I. The title and section listing of Chapter 21.28 are hereby revised to include the Housing Opportunity (HO) Overlay Coastal Zoning Districts as follows:

#### Chapter 21.28

#### OVERLAY COASTAL ZONING DISTRICTS (MHP, PM, B, C, AND HO)

Sections:

- 21.28.010 Purposes of Overlay Coastal Zoning Districts.
- 21.28.020 Mobile Home Park (MHP) Overlay Coastal Zoning District.
- 21.28.030 Parking Management (PM) Overlay District.
- 21.28.040 Bluff (B) Overlay District.
- 21.28.050 Canyon (C) Overlay District.
- 21.28.060 Height (H) Overlay District.
- 21.28.070 Special Flood Hazard Area (VE) Overlay District.
- 21.28.080 Housing Opportunity (HO) Overlay Coastal Zoning Districts.

- II. Section 21.28.010 (Purpose of Overlay Coastal Zoning Districts) is hereby amended to include the HO Overlay Coastal Zoning Districts to read as follows:

#### **21.28.010 Purposes of Overlay Coastal Zoning Districts.**

The purposes of the individual overlay coastal zoning districts and the manner in which they are applied are outlined below. An overlay district may be initiated as a Coastal Zoning Map amendment in compliance with Chapter 21.14 (Coastal Maps). All development shall comply with the applicable development standards (e.g., setbacks, height) of the underlying coastal zoning district in addition to the standards provided in this chapter, if any. In situations where an inconsistency occurs between the development standards of the underlying coastal zoning district and the standards in this chapter, the standards of the overlay district shall prevail.

A. MHP (Mobile Home Park) Overlay Coastal Zoning District. The MHP Overlay Coastal Zoning District is intended to establish a mobile home district on parcels of land developed with mobile home parks. The regulations of this district are designed to maintain and protect mobile home parks in a stable environment with a desirable residential character.

B. PM (Parking Management) Overlay Zoning District. The PM Overlay Zoning District is intended to provide for areas where parking management plans are appropriate to ensure adequate parking.

C. B (Bluff) Overlay Coastal Zoning District. The B Overlay District is intended to establish special development standards for areas of the City where projects are proposed on identified bluff areas. The specific areas are identified in Part 8 of this Implementation Plan (Maps).

D. C (Canyon) Overlay Coastal Zoning District. The C Overlay District is intended to establish development setbacks based on the predominant line of existing development for areas that contain a segment of the canyon edge of Buck Gully or Morning Canyon. The specific areas are identified in Part 8 of this Implementation Plan (Maps).

E. H (Height) Overlay District. The H Overlay District is intended to establish standards for review of increased building height in conjunction with the provision of enhanced project design features and amenities.

F. HO (Housing Opportunity) Overlay Coastal Zoning Districts. The HO Overlay Coastal Zoning Districts are intended to accommodate housing opportunities consistent with the Housing Element's focus areas and to ensure the City can meet its allocation of the Regional Housing Needs Assessment (RHNA). The specific areas are identified in Part 8 of this title (Maps).

III. Section 21.28.080 (Housing Opportunity (HO) Overlay Coastal Zoning Districts) is hereby added to read as follows:

**21.28.080 Housing Opportunity (HO) Overlay Coastal Zoning Districts.**

A. Applicability. This section applies to properties located in one of the Housing Opportunity (HO) Overlay Coastal Zoning Districts, as identified in Part 8 of this title. This includes the following subareas:

1. HO-1 - Airport Area Environs Area – The Airport Area Environs Area is located north of the Upper Newport Bay Nature Reserve, primarily around the John Wayne Airport.
2. HO-3 - Dover-Westcliff Area – The Dover-Westcliff Area includes property on both sides of West Coast Highway and the west of Dover Drive. Properties in the Lido Village area are included.
3. HO-4 - Newport Center Area – The Newport Center Area is generally bounded by San Joaquin Hills Road, MacArthur Blvd, Coast Highway, and Jamboree Road.

The above listed are general descriptions of each subarea and additional properties may be included with the subarea. To be eligible for the provisions of this chapter, the property must be listed on the HO area map as an "Opportunity Site".

B. Uses Allowed. The following uses shall be permitted in the Housing Opportunity (HO) Overlay Coastal Zoning Districts:

1. Any use that is permitted or conditionally permitted in the base zone;
2. Multiple-unit development that meets the density requirements set forth in this section;
3. Mixed-use development that includes a residential component which complies with the minimum density set forth in this section;
4. Residential supporting uses such as leasing/sales/property management offices, fitness facilities, recreation facilities, etc.; and
5. Residential uses permitted under this section shall harmonize with the Coastal Act's priority uses, including visitor-serving, marine-related, public-serving, or recreational uses, and shall retain or provide functionally equivalent uses, as measured by comparable visitor peak use intensity and public availability.

C. Subarea Development Standards.

1. Development Standards. The following development standards shall apply to any residential or mixed-use project permitted pursuant to this section. Unless otherwise modified by this section, all applicable development standards, including any adopted objective design standards, shall apply.

**TABLE 21.28-1  
DEVELOPMENT STANDARDS FOR HOUSING OPPORTUNITY OVERLAY ZONES**

Development Feature	Housing Opportunity Subareas		
	HO-1	HO-3	HO-4
Lot Size/Dimension	Per Base Zone		
Lot area required per unit (sq. ft.) <sup>1</sup>	Minimum: 2,178 (20 du/ac) Maximum: 871 (50 du/ac)		
Setbacks			
Front	0 ft. <sup>(2)</sup>	10 ft. <sup>(2)(3)</sup>	0 <sup>(2)</sup>
Rear	0	20 ft.	0
Side	0' <sup>(4)</sup>		
Street Side	0 <sup>(2)</sup>	10 ft. <sup>(2)</sup>	0 ft. <sup>(2)</sup>
Height	Per Base Zone unless otherwise identified on the map	65 ft. <sup>(5)</sup>	Per Base Zone <sup>(8)</sup> , unless otherwise identified on the map
Building Separation	10 ft.		

Floor Area Ratio (FAR)		No restriction <sup>(6)</sup>
Common Space <sup>(7)</sup>	Open	Minimum 75 square feet/dwelling unit. (The minimum dimension [length and width] shall be 15 feet.)
Private Space <sup>(7)</sup>	Open	5% of the gross floor area for each unit. (The minimum dimension [length and width] shall be 6 feet.)
Fencing		See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).
Landscaping		See Section 21.30.075 (Landscaping) and 21.30.085 (Water Efficient Landscaping).
Lighting		See Section 21.30.070 (Outdoor Lighting).
Parking		See Subsection (D)(2) below and Chapter 21.40 (Off-Street Parking).
Signs		See Chapter 21.30.065 (Sign Standards).

- (1) Minimum/maximum allowable density range may be based on an average density of the entire project site, excluding density bonus units.
- (2) Any portion of the building that is over 20 feet in height shall be setback a minimum 20 feet from the street right-of-way.
- (3) Except in the Mixed-Use Mariners Mile (MU-MM) Zoning District wherein residential uses are only allowed beginning 100 feet north of Coast Highway.
- (4) The combined total from both sides shall be 15 feet.
- (5) The height shall be limited to 35 feet in the Shoreline Height Limit Area, as identified in Map H-1.
- (6) The FAR in this table only applies to residential floor area, including any supporting facilities. In mixed-use developments, the FAR for nonresidential is still applicable.
- (7) For purposes of this section, common and private open space in HO-1 may include enclosed shared amenities such as a clubhouse, swimming pool, tennis court, basketball court, racquetball court, weightlifting facility, children's playground equipment, sauna, jacuzzi, day care facility, or any other recreational amenities/facilities as deemed appropriate by the Community Development Director.
- (8) "Base Zone" includes all height limitations by the Sight Plane Ordinance (Ordinance No. 1371 and Ordinance No. 1596).

2. Airport Area Environs Area (HO-1). The following development standards shall only apply to projects with the Airport Area Environs Area:

- a. Sound Mitigation. The interior ambient noise level of all new residential dwelling units shall meet applicable standards of the Section 10.26.030 (Interior Noise Standards). An acoustical analysis report, prepared by an acoustical engineer, shall be submitted describing the acoustical design features of the structure that will satisfy the interior noise standard. The residential units shall be constructed, and noise attenuated in compliance with the report.
- b. Advanced Air Filtration. The design of all new residential and mixed-use residential developments shall include advanced air filtration systems to promote cleaner air within living environments.
- c. Notification to Owners and Tenants. A written disclosure statement shall be prepared prior to sale, lease, or rental of a residential unit within the

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

- d. Housing Opportunity Sites 23, 24, 25 and 26. A residential or mixed-use development encompassing Housing Opportunity Sites 23, 24, 25, and 26 shall include a free to access public park or public recreational opportunity, which shall comply with Subsection 21.28.070(D)(4) and that conforms to all the following:
  - i. A minimum 50-foot ESHA buffer measured from the outermost extent of the riparian or wetland vegetation, whichever extends furthest from the channel shall be provided. For a minimum 10-year period, the buffer shall be measured from the outermost extent of the vegetation established as part of the Santa Ana Delhi Channel Improvement Project proposed by the Orange County Flood Control District. The 50-foot buffer shall be consistent with 21.30B.30(D); however, the exceptions criteria for smaller ESHA buffers shall not apply. Further, a path sited, designed, constructed and operated in a manner that minimizes impacts to ESHA and other coastal resources may be permitted within the 50-foot ESHA buffer where needed to maintain the channel and/or provide for public access and recreation.
  - ii. An additional 50-foot buffer measured from the outermost extent of the ESHA buffer shall also be provided consistent with 21.30B.30(E). This transitional buffer may be used to accommodate a free, low-impact public recreational opportunity. At a minimum, such public recreational opportunity shall include a contiguous open space corridor along the entire length of the Santa Ana Delhi Channel located adjacent to the subject properties that is of sufficient width to accommodate a 100-foot biological buffer, separately and contiguously, to protect habitat in and

along the channel. Such recreational opportunity shall also provide public access and recreational open space that will accommodate passive and active public recreational opportunities including, but not limited to continuous pedestrian/cycling trail, benches, drinking fountains and/or water fill stations, picnic tables, shade structures and fitness/exercise equipment.

- iii. In the event the Santa Ana Delhi Channel Improvement Project does not occur there shall be a minimum 100-foot-wide corridor along the channel that extends from the top of the channel bank to be used for the free, low-impact coastal access and public recreational opportunity described in subsection (B) above.

D. General Development Standards. The following development standards shall apply to all projects within the Housing Opportunity zone, regardless of subarea:

- 1. Landscaped Setbacks. All front and street side setbacks shall be landscaped, except for areas that provide vehicle and pedestrian access to the right-of-way.
- 2. Residential Off-Street Parking Requirements. Residential parking requirements for projects within the Housing Opportunity Overlay Zones shall be provided in accordance with Table 21.28-2 below. Parking for all other uses not included in this table shall be provided in accordance with Chapter 21.40 (Off-Street Parking Requirements) of the NBMC.

**TABLE 21.28-2  
RESIDENTIAL OFF-STREET PARKING FOR HOUSING OPPORTUNITY OVERLAY ZONES**

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

- 3. Visitor-Serving Commercial, Marine-Related Uses, or Visitor Accommodations. For sites with base designations intended for Visitor-Serving Commercial, Marine-Related Uses, or Overnight Visitor Accommodations, any

existing uses consistent with the intent of those designations shall be retained, replaced, or expanded where feasible, with a functionally equivalent use in terms of comparable visitor peak use intensity and public availability. No hotel, motel, or other overnight visitor accommodations shall be converted or replaced with residential use.

4. Parks and Recreation or Open Space-Uses. For sites with base designations intended for Parks and Recreation or Open Space, any existing uses consistent with the intent of those designations shall be retained, replaced or expanded where feasible, with a functionally equivalent use in terms of comparable visitor peak use intensity and public availability. When there is a proposed replacement of any existing priority use with a new priority use, a use that provides lower-cost and/or no-cost visitor-serving and coastal access is preferred.

5. All housing projects within the Housing Opportunity (HO) Overlay Coastal Zoning District shall demonstrate consistency with:

- a. Section 21.30.015 (General Site and Development Standards);
- b. Section 21.30.030 (Natural Landform and Shoreline Protection);
- c. Section 21.30.100 (Scenic and Visual Quality Protection);
- d. Section 21.30.105 (Cultural Resource Protection); and
- e. Chapter 21.30B (Habitat Protection).

IV. Chapter 21.80 (Maps) is hereby revised to incorporate Section 21.80.032 (Housing Opportunity Overlay Districts Maps) as follows:

**21.80.032 Housing Opportunity Overlay Districts Maps.**

HO-1 - Airport Area Environs Area (PDF)

HO-3 - Dover-Westcliff Area (PDF)

HO-4 - Newport Center Area (PDF)

V. The corresponding maps identified in Section 21.80.032 are as follows on the subsequent pages:

# Legend

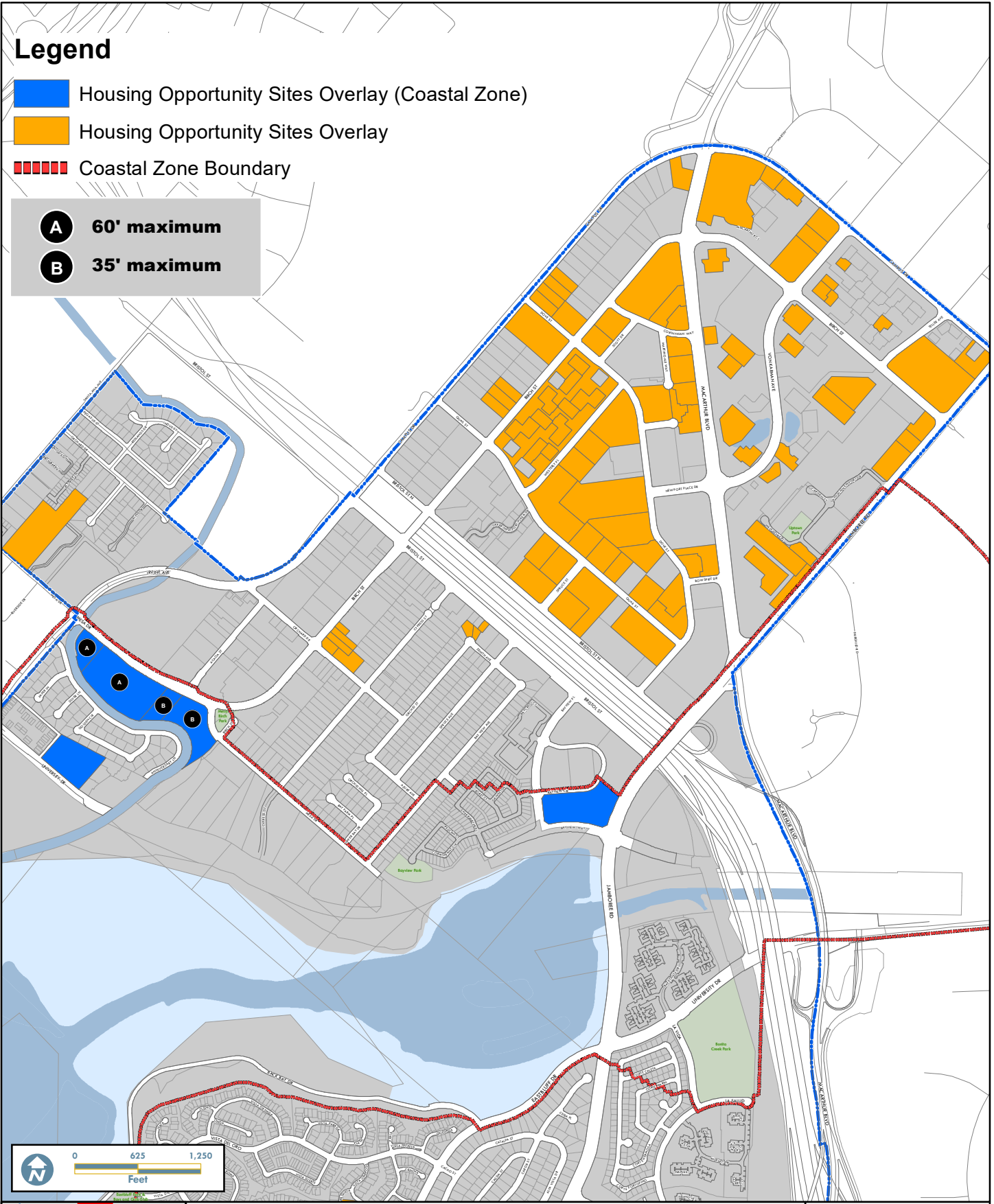
 Housing Opportunity Sites Overlay (Coastal Zone)

 Housing Opportunity Sites Overlay

 Coastal Zone Boundary

**A** 60' maximum

**B** 35' maximum



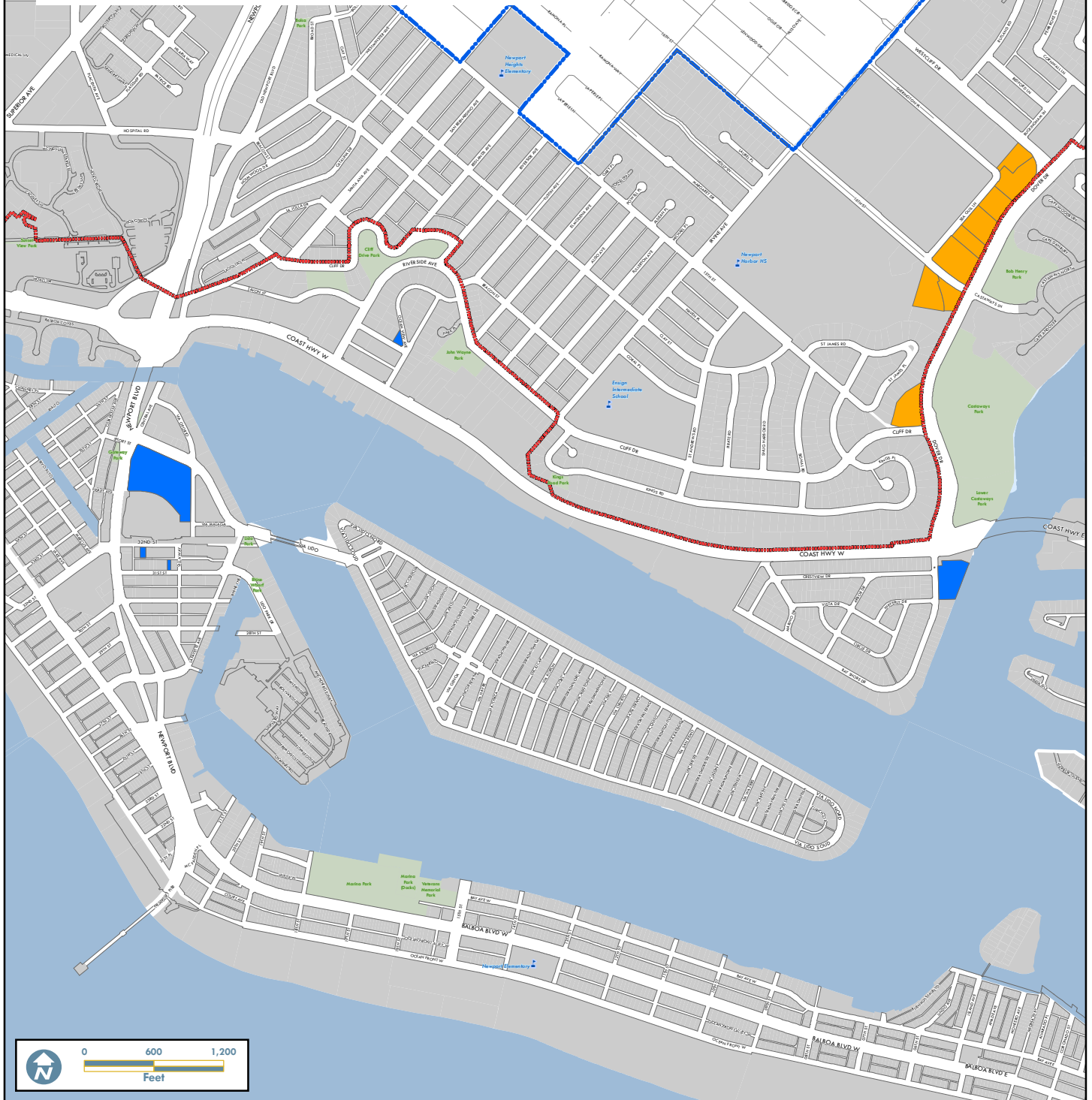
## HO-1 Airport Area Environs Area



City of Newport Beach  
GIS Division  
October 04, 2024

# Legend

-  Housing Opportunity Sites Overlay (Coastal Zone)
-  Housing Opportunity Sites Overlay
-  Coastal Zone Boundary








## HO-3 Dover-Westcliff Area

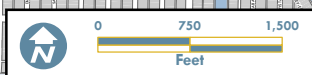
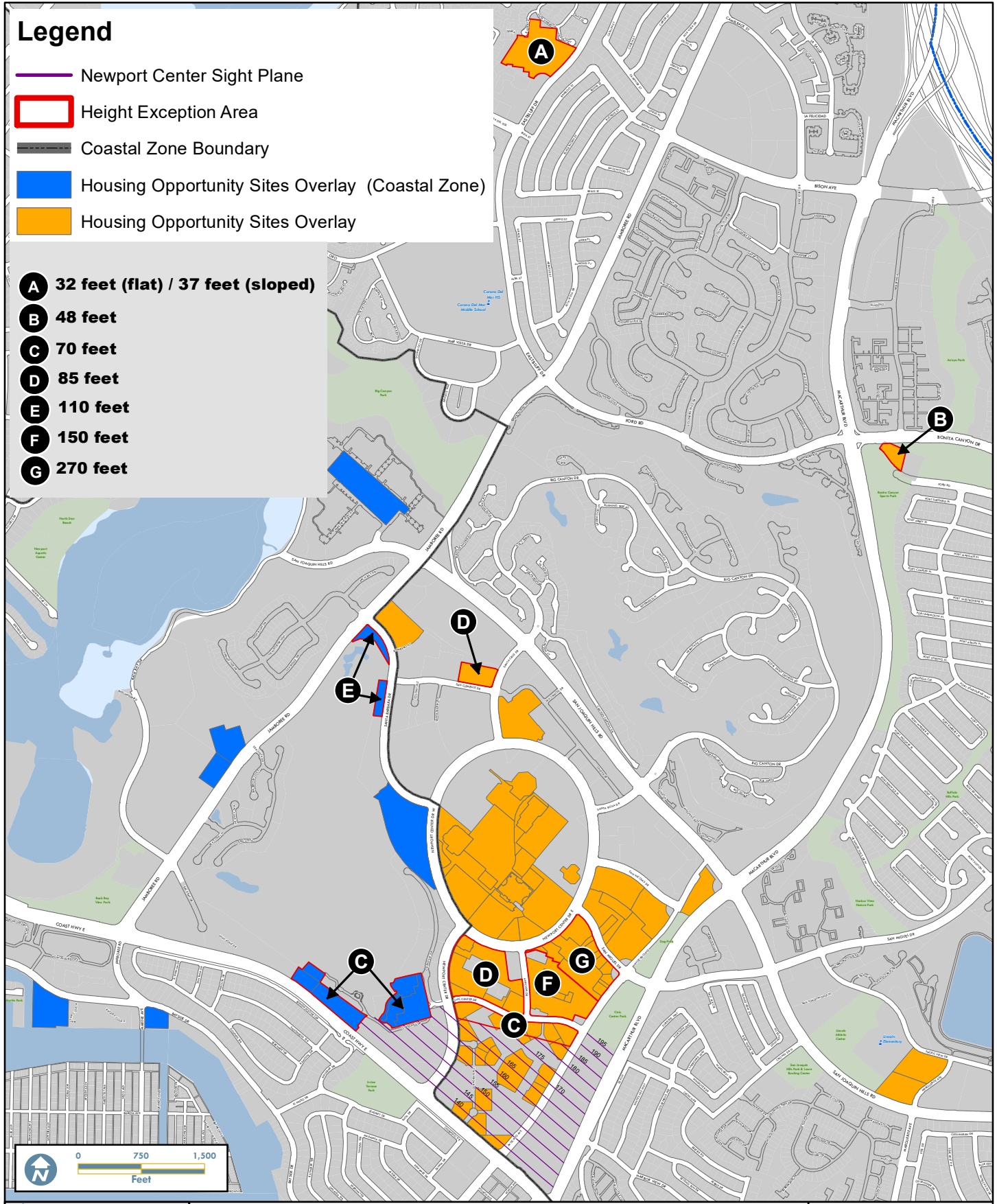


City of Newport Beach  
GIS Division  
October 04, 2024

# Legend

-  Newport Center Sight Plane
-  Height Exception Area
-  Coastal Zone Boundary
-  Housing Opportunity Sites Overlay (Coastal Zone)
-  Housing Opportunity Sites Overlay

- A** 32 feet (flat) / 37 feet (sloped)
- B** 48 feet
- C** 70 feet
- D** 85 feet
- E** 110 feet
- F** 150 feet
- G** 270 feet



## HO-4 Newport Center Area



City of Newport Beach  
GIS Division  
June 13, 2025

VI. The bottommost portion of Table 21.14-1 entitled "Overlay Coastal Zoning Districts" within Section 21.14.020 (Coastal Zoning Districts Established) is hereby revised as follows:

**TABLE 21.14-1  
COASTAL ZONING DISTRICTS**

Coastal Zoning Map Symbol	Coastal Zoning Districts	Coastal Land Use Plan Designations Implemented by Zoning Districts	
Overlay Coastal Zoning Districts			
MHP	Mobile Home Park	RM	Multiple-Unit Residential
PM	Parking Management	All designations	
B	Bluff	All designations	
C	Canyon	RS, RM	Single-Unit Residential Multiple-Unit Residential
H	Height	RM	Multiple-Unit Residential
HO	Housing Opportunity	Varies	Varies