

# **Attachment A**

General Plan Annual Progress Report  
2024

# **City of Newport Beach General Plan Annual Progress Report**



## **2024 Calendar Year**

Approved For Submission

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# 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 2024 calendar year (Reporting Period). 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 2024](#) and the HCD [APR Instructions for Calendar Year 2018-2024](#), including the updated APR form for the Housing Element Report.

## 2. Presentation and acceptance by local legislative bodies

The annual report was presented to the City’s Planning Commission on March 6, 2025, and the City Council reviewed the report on **March 25, 2025**. At the conclusion of the review, which included receiving public comments, the City Council authorized the submission of the report to OPR 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	✓			

City of Newport Beach General Plan 2024 Annual Progress Report

<b>Table 1 – Quick Status Update for Each Implementation Program</b>					
<b>Programs</b>		<b>Ongoing</b>	<b>Complete</b>	<b>Pending</b>	<b>N/A</b>
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”)	✓			

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	✓			

<b>Table 1 – Quick Status Update for Each Implementation Program</b>					
<b>Programs</b>		<b>Ongoing</b>	<b>Complete</b>	<b>Pending</b>	<b>N/A</b>
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, I, and J). 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](http://www.newportbeachca.gov/APR). The City’s 6<sup>th</sup> 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.



<b>Table A Summary – 2024 Housing Development Applications Submitted</b>					
<b>Unit Type</b>	<b>Affordability By Income</b>				<b>Total Submitted</b>
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	
<b>Accessory Dwelling Units</b>	8	31	22	1	<b>72</b>
<b>Single-Family</b>	0	0	0	106	<b>106</b>
<b>Multi-Family</b>	6	2	0	1,824	<b>1,832</b>
<b>Total</b>	14	33	22	1,931	<b>2,000</b>

**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.

<b>Table A2 Summary - 2024 Building Activity Summary – Net New Units</b>					
<b>Approved Entitlements</b>		<b>Building Permits Issued</b>		<b>Certificates of Occupancy Issued</b>	
<b>Affordable</b>	<b>Above Moderate Income</b>	<b>Affordable</b>	<b>Above Moderate Income</b>	<b>Affordable</b>	<b>Above Moderate Income</b>
66 Very Low-Income	672	5 Very Low-Income (ADU)	1 (ADU)	3 Very Low-Income (ADU)	21 (ADU)
2 Low Income		3 Very Low-Income (Deed Restricted)	32 Units	14 Low-Income (ADU)	
		23 Low-Income (ADU)		10 Moderate-Income (ADU)	
		17 Moderate-Income (ADU)			

**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 Regional Housing Needs Allocation goal.

The Southern California Association of Governments (SCAG) prepared a Regional Housing Needs Allocation (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](#)). The amendments also added Section [20.48.185 \(Multi-Unit Objective Design Standards\)](#) to provide a minimum baseline design standard for all new multi-unit development.

<b>Table B Summary: Regional Housing Needs Allocation Progress</b>											
		<b>Permitted Units Issued by Affordability</b>									
<b>Income Level</b>	<b>RHNA</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total to Date</b>
Very Low	1,456	13	8	11	8						32
Low	930	21	14	18	23						53
Moderate	1,050	1	11	13	17						25
Above Moderate	1,409	31	7	1	33						72
<b>Total RHNA</b>	<b>4,845</b>										
<b>Total Units Produced</b>		66	40	43	81						412

**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 has been deemed filed by the California Coastal Commission’s staff and is pending a hearing date. 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. Appendix B includes a detailed status report of each Housing Element Program. Some highlights of the implementation in 2024 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:

- In 2024, the Be Well OC Mobile Crisis Team (Be Well) operated seven days a week for 12 hours per shift, from January to the end of August. Be Well responded to mental, behavioral, and substance use crises throughout the City. The team proactively engaged the unhoused population to provide resources, shelter placements, and program referrals. Be Well had 2,825 contacts with residents, visitors, and unhoused people. Be Well transported individuals 302 times to social service, medical, and other essential appointments, or intakes. Of the 302 transports, 56 were for shelter intake appointments, 34 to crisis stabilization units for treatment, and 45 to the Be Well campus sobering station for treatment. Be Well also reunified four people with their families.
- The City’s homeless outreach and engagement team permanently housed one person from the streets to housing. One person was housed in assisted living and four were reunified with family from the street.
- The Costa Mesa Bridge Shelter services permanently housed eleven people and reunified one person with their family. In July 2023, the City Council approved an additional five beds in the Costa Mesa Bridge Shelter, with the option to use up to six more beds if the City of Costa Mesa has open beds. The daily cost for the additional six beds is \$155 per bed per day including full wrap-around services. In 2024, the per six (per-diem) beds were used several times. There were 28 Newport Beach shelter guests for two weeks in October 2024.
- In February 2024, PATH (People Assisting the Homeless) became the City’s social service contractor. PATH placed 34 people into shelters and provided 520 contacts with the unhoused population in Newport Beach.
- In December 2024, the City Police Department reorganized to assign three officers dedicated as Homeless Liaison Officers (HLO).
- Trellis International is a Costa Mesa-based non-profit organization which provides volunteer opportunities for individuals experiencing homelessness or housing insecurity to learn and/or rebuild job skills and a path forward to stable employment

and housing. The Public Works department manages projects with Trellis' Community Impact Team (CIT). CIT participants develop and refine job skills needed to reenter the job market and remain employed. The projects may include beach cleanup, trash and graffiti removal, vegetation trimming and removal, and more. The CIT completed 114 projects in 2024.

- The outreach and engagement team had three notable permanent housing placements in 2024. A man was unhoused for 34 years in Newport Beach. PATH and the City's homeless liaison police officer built a rapport with him within weeks of contacting him. The man had a housing voucher and was afraid to look for apartments on his own. PATH and the officer started showing him apartments online and their proximity to public libraries. He located an apartment he liked and moved into independent living in June 2024. PATH continues to check in with him to ensure stability and success. A man who experienced homelessness, living in his vehicle for several months, stayed at the Costa Mesa Bridge Shelter after working with the Be Well team. He moved into permanent supportive housing in September 2024 and is now addressing his medical needs. A woman was reunified with her family in another state in October 2024 after staying at the Costa Mesa Bridge Shelter. She volunteered in the Newport Beach community for 10 years and did not want to end her service. She now lives with her daughter and is building a new community for herself.

### **Significant Residential Development Projects with Affordable Units**

The City has significant projects on sites identified as underutilized with activity during the Reporting Period:

- **Newport Crossings Mixed-Use (1660 Dove Street)** – Located on a site identified as underutilized. The project was submitted in 2017 and approved by the Planning Commission on February 21, 2019. The project includes the development of 350 residential apartment units, including 78 units affordable to low-income households. The plan check for construction drawing review was submitted on November 17, 2020, and is approved and permit-ready. Permit issuance has been delayed due to pending private litigation.
- **Residences at 4400 Von Karman** – In 2020, the former Koll Center Residences project was actively reviewed under a new project submittal called The Residences at 4400 Von Karman. The request consists of rezoning nonresidential property to mixed-use land uses, including up to 260 residential units plus an allowance for density bonus units up to a total of 312 units (13 very low-income units). On November 5, 2020, the Planning Commission considered the project and recommended approval to the City Council. The City Council approved the project on February 9, 2021. The submittal for building permit plan check is pending. A final extension was granted until January 26, 2026.

- **Residences at Newport Airport Village (4540, 4570, 4600, and 4630 Campus Drive, 4525, 4533, and 4647 MacArthur Boulevard)** – A General Plan Amendment, Planned Community Development Plan (PCDP), and a Development Agreement that would allow for the future redevelopment of the 16.46-acre property with up to 444 dwelling units (329 base units and 115 density bonus units) and 202,989 square feet of retail, office, and other airport supporting uses. The legislative amendments were approved by City Council on September 22, 2020. The Site Development Review, AHIP and Parcel Map were submitted for the development of the 444 units in a six-story apartment building including 37 very low-income affordable units. Approved by the Planning Commission on April 18, 2024, and effective on May 3, 2024. The applicant intends to submit building permit plans in July 2025 and pull permits in early 2026.
- **Newport Village Mixed Use (2000-2244 and 2001-2241 West Coast Highway)** – Redevelopment of underutilized commercial sites for a new mixed-use development including 17 residential condominiums and 181 Apartments (including 9 very low-income units) on the North and South sides of West Coast Highway. The application was resubmitted in 2022 and deemed incomplete in August 2024. Project review by the Planning Commission is anticipated in calendar year 2025.
- **2510 West Coast Highway Mixed-Use**– In December 2019, an application was submitted for a new mixed-use development located at 2510 West Coast Highway to redevelop existing underutilized commercial sites. The project includes the development of 35 dwelling units, three of which would be restricted for Very Low-Income households. In exchange for providing the very low-income units, the developer has requested a density bonus of nine units (35% bonus), a development waiver for building height and a waiver regarding the unit mix. The project was approved by the City's Planning Commission on February 18, 2021, and called for City Council review. The project was approved by the City Council on July 27, 2021. The project was appealed to the California Coastal Commission (CCC) and on October 13, 2021, the CCC determined no substantial issue, approving the project. Permits were issued for the project on February 22, 2024, and is currently under construction.
- **Residences at 1300 Bristol Street** – Applied for on June 30, 2021, the project includes 24 affordable units (12 very low-income and 12 low-income). The developer has requested a density bonus of 39 units (50% bonus) for a total of 193 apartment units, and requested incentives including six development standard waivers related to park land dedication, building setbacks, building height, private open space for the studio-size rental units, common open space for the entire Project, as well as two development concessions related to the mix of affordable units and park in-lieu fee

payment. The project received entitlement approvals in March 2022, and is currently within the plan check process.

- **Residences at 1600 Dove Street** – Project includes the initial entitlements for future development of 282 units (inclusive of 94 density bonus and 49 units via GPA). 254 of the units would be market rate and 28 would be affordable (likely to be very low-income and will be confirmed with future AHIP). The project was approved by the City Council on September 9, 2024. The Applicant would apply for the project specific entitlements (e.g. site development review) sometime in the next few years.
- **Residences at 1401 Quail Street** –The residential condominium project consists of 67 units, including six very low- and two low-income units. The Site Development Review was submitted on February 14, 2023. The Planning Commission reviewed and recommended approval of the project on December 7, 2023. The City Council approved the project on April 9, 2024. The project is currently in plan check review.
- **Residences at 1400 Bristol Street** – A housing development project consisting of 229 apartment units (including 50% density bonus and 64 units via GPA). The project includes 23 affordable units for very-low income households. Planning Commission reviewed and recommended approval of the project on December 7, 2023. The City Council approved an override of the Airport Land Use Commission (ALUC) and final approval of the project on April 23, 2024. The demolition permit was approved and finalized in 2024, but no other plans submitted. Applicant is planning to submit building permit plans in March 2025 and pull permits by December 2025.
- **Residences at 1500 Quail Street** – A housing development project for 474 apartment units, including two (stacked) 50% density bonuses for a total of 100% density bonus in exchange for 36 moderate income units and 36 very low-income units. Project includes 5,077 sf of retail on the ground floor. The application was deemed incomplete in October 2024.
- **Placentia Avenue Apartments** (1526 Placentia Avenue) – On July 11, 2023, a housing development project was submitted for an 11-unit podium style apartment building with two floors of apartments over podium parking at the ground level. The project consists of seven base units and four density bonus units in exchange for providing one very low-income unit. The project was scheduled for the Zoning Administrator hearing in January 2025 and approved.

### **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 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 is currently under review by the CCC.

## Policy Actions 1H, 1I, and 1J: Accessory Dwelling Units

In 2024, the City pursued several efforts related to revising the City's regulations pertaining to accessory dwelling units and incentivizing their development:

- *Code Amendment Related to State Law Updates and Additional Incentives:* In 2024, the City began to work on revising the ADU Ordinance to comply with SB1211 for multi-family properties, which outlines additional parking allowances, adds a definition of livable space, and additional units allowed. Amendments related to the SAFE ADU program and compliance with AB2533 are provided below.
- *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 now includes 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 2024 updates regarding the SAFE ADU program were added. The Newport Beach ADU website can be reached at <https://www.newportbeachca.gov/adu>.
- *ADU Standard Plans:* In late 2023 and early 2024, the City created its ADU Standard Plans program designed to offer property owners permit ready ADU plans at no charge. Use of the standard plans provide a substantial cost savings (\$15k to \$30k) for property owners by eliminating the need to hire a design professional to prepare custom set of architectural and structural plans. They also reduce permit processing times since the architectural and structural component of the plans have been pre-reviewed and approved for building code compliance. The City currently offers two separate types of studio designs, one one-bedroom design, and one-and-two-car-garage conversion plans. In 2024, staff worked on enhancing the standard plans page on the City's website to include a process for architects to submit their own drawings to be reviewed as standard plans/preapproval. This effort is also being completed to comply with AB1332 (effective January 1, 2025).
- *SAFE ADU Program:* Efforts began towards the end of 2023 to implement the State's amnesty program to permit informal (unpermitted) units. The program became official in 2024, allowing concessions for qualifying units that were existing but unpermitted. Three safe ADUs were permitted, and one was in applied status



(i.e. plan check) in 2024. Additionally, the City prepared for implementation of changes to the SAFE ADU Ordinance pursuant to AB2533 (effective 2025) changing the year for qualified units from 2018 to 2020; and allowing JADUs for SAFE ADU. However, the City's Ordinance was a step ahead and already allowed JADUs to qualify for a SAFE ADU.

- *ADU Permit and Plan Check Fee Waiver:* On November 29, 2022, the City Council extended a pilot program to temporarily waive City plan check review fees, building construction permit review fees, and other City permit fees directly related to a project creating an ADU or a JADU. The fee waiver extension ran through the end of 2024 and complemented other City programs intended to promote and facilitate ADU development, including website enhancements and standard plans.

In 2024, 62 ADUs were submitted for review. There were 46 ADUs that received building permits and contributed towards RHNA; and 28 that received final inspections.

### **Policy Action 3A: Objective Design Standards**

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.

### **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 2024, Habitat for Humanity and OASIS staff worked on four new projects and expended a total of \$95,545.59. The project included accessibility modifications as well as mold abatement, wall and cabinet replacement, and roof repairs. To date, the program has used \$ 476,222.96 for a total of 20 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 in 2024.

***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 in 2024.

***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 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).

***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 in 2024.

***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.

## **5. General Plan compliance with OPR's General Plan Guidelines**

Newport Beach General Plan Implementation Program 1.3 provides that the annual progress report must specify the degree to which the General Plan complies with the General Plan Guidelines published by the Governor's Office of Planning and Research (OPR) and the date of its last revision. The Newport Beach General Plan was last comprehensively updated in 2006. It has since been amended 53 times, including three major Housing Element updates (2007, 2014, and 2022). The OPR 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 6<sup>th</sup> 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 2024**

In 2024, 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 discussed in Section 5 of this report, 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 following are highlights of this first phase of outreach:

- Used the City Manager's *The Week In Review*, as well as local papers and social media to reach residents, community members, and stakeholders;
- Launched a dedicated website on March 15, 2024 – [Newport, Together](#) including an online questionnaire and interactive map to collaboratively help shape the vision for Newport Beach; and
- Hosted "pop-up" booths at six community events to raise awareness through engaging and hearing from residents.

In addition to conducting outreach with the broader community, the City convened the GPAC subcommittees to review the "Existing Conditions and Background Analysis" reports prepared by the consultant team. The subcommittees met in January, March, April, and/or May 2024.

"Phase Two" of outreach included four community workshops in November and December of 2024 designed to share the draft vision statement, draft guiding values, and discuss ideas to support each element. These workshops were held for the Recreation & Natural Resources; Coastal Resilience & Safety; Arts & Culture and Historical Resources; and Land Use; and Harbor, Bay and Beaches elements.

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

This effort is 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 6<sup>th</sup> 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.

### ***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.
- Additionally, Part A Amendment (update to the Accessory Dwelling Unit (ADU) provisions to further incentivize ADU construction and incorporate revisions necessary to comply with 2022 ADU legislation) of a three-part LCP Amendment (LCP-5-NPB-23-0019-1) was approved by the California Coastal Commission with suggested modifications on July 11, 2024, approved by City Council on November 12, 2024, and the Environmental Determination was submitted on November 18, 2024.
- Lastly, 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. When completed in Spring 2025, the Study will identify strategies and provide recommendations to help create a successful, vibrant, lively, walkable and connected “main street” destination. The objectives of the study include implementing parking solutions that balance all users. This includes identifying

parking solutions that balance the needs of visitors, employees, business owners, and residents while reducing the burden on individual businesses. The Study will consider opportunities to enhance access to existing parking lots, identify potential sites for new parking facilities, and explore new technologies that can assist in parking management and help anticipate future trends in transportation and mobility.

***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 15 of this report regarding efforts related to revising the City's regulations pertaining to accessory dwelling units.

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

- Using funds from the CA State Vessel Turn In Program (VTIP) and Surrendered or Abandoned Vessels (SAVE) grant programs. More than 20 unwanted, abandoned, unsafe and unsightly vessels were removed from Newport Harbor. Three additional vessels were removed at the City's expense and the City is attempting to recover costs from the registered owners.
- A vessel abandoned in the harbor with significant liens on it was arrested and will undergo further disposition in 2025. The last time the City had to arrest a vessel was in 2016 before the Harbor Department was formed.
- The Southern California Unified Marine Working Group was established and convened by the Harbor Department. The group includes representatives from more than 20 harbors in Southern California as well as representatives from CA Division of Boating and Waterways and the CA Department of Fish and Wildlife. To date, the group has identified, recovered and returned one vessel reported as stolen and was able to more quickly respond to situations involving three other abandoned vessels.
- Code enforcement efforts continued to be a significant focus in the calendar year 2024 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, mooring sub-permittees.
- Continued monitoring, testing and repair when necessary, of the vessel sanitation system pump-out equipment at the five City-owned pump-out facilities.
- Conducted safety and water quality training drills independently as well as in collaboration with the California National Guard Marine Command 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 was implemented. All 16 moorings in the program are licensed and there is a waiting list of more than 80 people. A seventeenth mooring was added to the program and has also been licensed.
- The application for a pilot project to reorganize and optimize the utilization of the C-Mooring Field was submitted and was deemed complete by the California Coastal Commission (CCC) on July 19, 2024. Staff worked extensively with CCC staff addressing concerns, and ultimately received a positive staff recommendation in support of the project. Unfortunately, the CCC denied the project at the February 2025 hearing due to public comments raised regarding safety and liability.

***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.

***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, and to 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) 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 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><b>Ongoing</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. In June 2024, the City Council confirmed that the Fiscal Year 2024-25 Capital Improvement Program (CIP) was consistent with the General Plan when it approved the CIP with the adoption of the budget.</li> </ol> <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><b>Ongoing</b></p> <p>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 discussed in Section 5 of this report, the City embarked on a comprehensive update of the General Plan in 2019, but pivoted in 2020 to focus on preparing the 6<sup>th</sup> 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. 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, the General Plan Update Steering Committee (GPUUC) 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.</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 following are highlights of this first phase of outreach:</p> <ul style="list-style-type: none"> <li>• Used the City Manager’s <i>The Week In Review</i>, as well as local papers and social media to reach residents, community members, and stakeholders;</li> <li>• Launched a dedicated website on March 15, 2024 – <a href="#">Newport, Together</a> including an online questionnaire and interactive map to collaboratively help shape the vision for Newport Beach; and</li> <li>• Hosted “pop-up” booths at six community events to raise awareness through engaging and hearing from residents.</li> </ul> <p>In addition to conducting outreach with the broader community, the City convened the GPAC subcommittees to review the “Existing Conditions and Background Analysis” reports prepared by the consultant team. The subcommittees met in January, March, April, and/or May 2024.</p> <p>“Phase Two” of outreach included four community workshops in November and December of 2024 designed to share the draft vision statement, draft guiding values, and discuss ideas to support each element. These workshops were held for the Recreation &amp; Natural Resources; Coastal Resilience &amp; Safety; Arts &amp; Culture and Historical Resources; and Land Use; and Harbor, Bay and Beaches elements.</p> <p>Information regarding the General Plan update efforts to date, including the initiation, evaluation, and overall process can be found on the City’s website and at <a href="#">Newport, Together</a>.</p> <p>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</p>

Programs		Status
		Plan) to apply the new Overlay 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.
1.3	Prepare Annual General Plan Progress and Housing Element Implementation Reports	<p><b>Ongoing – 2023 report completed and submitted; 2024 report pending</b></p> <p>The Annual Report for 2023 was reviewed by the City Council and submitted to the Governor's Office of Planning and Research (OPR) and State of California Department of Housing and Community Development (HCD) in April 2024. 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 OPR and the date of its last revision. The Newport Beach General Plan was last comprehensively updated in 2006. It has since been amended 69 times, including three major Housing Element updates (2007, 2014, and 2022). The OPR 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. See Program 1.2 for update.</p>
2.1	Amend the Zoning Code for Consistency with the General Plan	<p><b>Ongoing</b></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 6<sup>th</sup> Cycle Housing Element. The Land Use Element revised policies and goals can be found in the <a href="#">Resolution 2024-51 in Exhibit A</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 <a href="#">20.28.050</a>, 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</p>

Programs		Status
		<p>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><a href="#">HO-1 Airport Area Environs Area</a></p> <p><a href="#">HO-2 West Newport Mesa Area</a></p> <p><a href="#">HO-3 Dover-Westcliff Area</a></p> <p><a href="#">HO-4 Newport Center Area</a></p> <p><a href="#">HO-5 Coyote Canyon Area</a></p> <p><a href="#">HO-6 Existing 5th Cycle Sites</a></p> <p>The Zoning Code Amendment that approved the Housing Overlays also added Section <a href="#">20.48.185 (Multi-Unit Objective Design Standards)</a> 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 <a href="#">Checklist</a> for applicants to help streamline review of the objective design standards.</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><b><i>Pending in 2024</i></b></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. The streetscape improvements for West Newport and Balboa Village are intended to create a unified theme as public and private improvements are implemented in the area. The City has also launched a comprehensive land use and mobility study (Study) to consider ways to enhance and improve the Corona del Mar (CdM) commercial corridor. When completed in Spring 2025, the Study will identify strategies and provide recommendations to help create a successful, vibrant, lively, walkable and connected “main street” destination.</p>

Programs		Status
4.1	New “Planned Community” Development Plans	<p><b>Ongoing</b></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><b>Ongoing</b></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 Overlay to applicable properties in the coastal zone. The amendment is currently under review by the CCC.</p>
6.1	Review the Subdivision Ordinance for Consistency with the General Plan	<p><b>Complete</b></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><b>Complete and Ongoing</b></p> <p>The City of Newport Beach has adopted, with some local amendments, the 2022 edition of the building codes in late 2022. The adopted 2022 code became effective January 1, 2023. The next updates will be in 2025 and effective in 2026.</p>
7.2	Revise Fair Share Traffic Contribution Ordinance	<p><b>Partially Complete and Ongoing</b></p> <p>The City continues to adjust the fee annually for changes in the Consumer Price Index, but the City will explore opportunities to revise the ordinance.</p>

Programs		Status
7.3	Review and Update Transportation Demand Ordinance	<p><b>Complete</b></p> <p>The Transportation Demand Management Ordinance was reviewed and updated as a part of the comprehensive Zoning Code Update in 2010 (see Section 20.44 of the Zoning Code).</p>
8.1	Review Codes and Ordinances for Consistency with the General Plan and Update Periodically	<p><b>Complete and Ongoing</b></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"> <li>• 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. Three additional vessels were removed at the City's expense and the City is attempting to recover costs from the registered owners.</li> <li>• A vessel abandoned in the harbor with significant liens on it was arrested and will undergo further disposition in 2025. The last time the City had to arrest a vessel was in 2016 before the Harbor Department was formed.</li> <li>• The Southern California Unified Marine Working Group was established and convened by the Harbor Department. The group includes representatives from more than 20 harbors in Southern California as well as representatives from CA Division of Boating and Waterways and the CA Department of Fish and Wildlife. To date, the group has identified, recovered and returned one vessel reported as stolen and was able to more quickly respond to situations involving three other abandoned vessels</li> <li>• Code enforcement efforts continued to be a significant focus in the calendar year 2024 and specifically focused on noise and other nuisance conditions during night and early morning hours; navigation lighting enforcement; and dye-tabling of visiting vessels, live-aboard permittees, mooring sub-permittees.</li> <li>• Continued monitoring, testing and repair of the vessel sanitation system pump-out equipment at the five City-owned pump-out facilities, when necessary.</li> <li>• Conducted safety and water quality training drills independently as well as in collaboration with the California National Guard Marine Command and the CA Department of Fish and Wildlife Office of Spill Response</li> </ul>

Programs		Status
		<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"> <li>• The new Mooring License program was implemented. All 16 moorings in the program are licensed and there is a waiting list of more than 80 people. A 17th mooring was added to the program and has also been licensed.</li> <li>• The application for a pilot project to reorganize and optimize the utilization of the C-Mooring Field was submitted and deemed complete by the California Coastal Commission (CCC) on July 19, 2024. Staff worked extensively with CCC staff addressing concerns and ultimately received a positive staff recommendation in support of the project. Unfortunately, the CCC denied the project at the February 2025 hearing due to public comments raised regarding safety and liability.</li> </ul> <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 &amp; 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, 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 6<sup>th</sup> 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><b>Ongoing</b></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>



Programs	Status
	<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 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. When completed in Spring 2025, the Study will identify strategies and provide recommendations to help create a successful, vibrant, lively, walkable and connected “main street” destination. The objectives of the study include implementing parking solutions that balance all users. This includes identifying parking solutions that balance the needs of visitors, employees, business owners, and residents while reducing the burden on individual businesses. The Study will consider opportunities to enhance access to existing parking lots, identify potential sites for new parking facilities, and explore new technologies that can assist in parking management and help anticipate future trends in transportation and mobility. 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>

Programs	Status
	<p>In 2019, the California Legislature adopted another group of housing bills aimed at addressing the housing crisis. The Legislature approved, and the Governor signed SB 13 (Chapter 653, Statutes of 2019), AB 68 (Chapter 655, Statutes of 2019), and AB 881 (Chapter 659, Statutes of 2019) into law that, among other things, amended Government Code sections 65852.2 and 65852.22 to further impose new limits on the City’s ability to regulate ADUs and Junior Accessory Dwelling Units (JADUs). On March 10, 2020, the City adopted Ordinance No. 2020-9, amending Newport Beach Municipal Code (NBMC) Title 20 to conform with revisions to Government Code Sections 65852.2 and 65852.22. In addition, on April 10, 2020, staff submitted amendments to NBMC Title 21 (Implementation Plan of the Local Coastal Program) to the California Coastal Commission incorporating the revised ADU regulations. During this reporting period, the City continued to pursue amendments to Title 21 with the California Coastal Commission. Part A Amendment (update to the Accessory Dwelling Unit (ADU) provisions to further incentivize ADU construction and incorporate revisions necessary to comply with 2022 ADU legislation) of a three-part LCP Amendment (LCP-5-NPB-23-0019-1) was approved by the California Coastal Commission with suggested modifications on July 11, 2024, and approved by City Council on November 12, 2024.</p> <p>In 2024, the City pursued several efforts related to revising the City’s regulations pertaining to accessory dwelling units and incentivizing their development:</p> <ul style="list-style-type: none"> <li>• <i>Code Amendment Related to State Law Updates and Additional Incentives:</i> In 2024, the City began to work on revising the ADU Ordinance to comply with SB1211 for multi-family properties, which outlines additional parking allowances, adds a definition of livable space, and additional units allowed. Amendments related to the SAFE ADU program and compliance with AB2533 are provided below.</li> <li>• <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 now includes 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 2024 updates regarding the SAFE ADU program were added. The Newport Beach ADU website can be reached at <a href="https://www.newportbeachca.gov/adu">https://www.newportbeachca.gov/adu</a>.</li> <li>• <i>ADU Standard Plans:</i> In late 2023 and early 2024, the City created its ADU Standard Plans program</li> </ul>

Programs		Status
		<p>designed to offer property owners permit ready ADU plans at no charge. Use of the standard plans provide a substantial cost savings (\$15k to \$30k) for property owners by eliminating the need to hire a design professional to prepare custom set of architectural and structural plans. They also reduce permit processing times since the architectural and structural component of the plans have been pre-reviewed and approved for building code compliance. The City currently offers two separate types of studio designs, one one-bedroom design, and one-and-two-car-garage conversion plans. In 2024, staff worked on enhancing the standard plans page on the City’s website to include a process for architects to submit their own drawings to be reviewed as standard plans/preapproval. This effort is also being completed to comply with AB1332 (effective January 1, 2025).</p> <ul style="list-style-type: none"> <li>• <i>SAFE ADU Program:</i> Efforts began towards the end of 2023 to implement the State’s amnesty program to permit informal (unpermitted) units. The program became official in 2024, allowing concessions for qualifying units that were existing but unpermitted. Three safe ADUs were permitted, and one was in applied status (i.e. plan check) in 2024. Additionally, the City prepared for implementation of changes to the SAFE ADU Ordinance pursuant to AB2533 (effective 2025) changing the year for qualified units from 2018 to 2020; and allowing JADUs for SAFE ADU. However, the City’s Ordinance was a step ahead and already allowed JADUs to qualify for a SAFE ADU.</li> <li>• <i>ADU Permit and Plan Check Fee Waiver:</i> On November 29, 2022, the City Council extended a pilot program to temporarily waive City plan check review fees, building construction permit review fees, and other City permit fees directly related to a project creating an ADU or a JADU. The fee waiver extension ran through the end of 2024 and will complement other new City programs intended to promote and facilitate ADU development, including website enhancements and standard plans.</li> </ul> <p>The City continues to closely monitor changes in State legislation and strives to keep the NBMC up to date. Specifically, in 2024, the City continues to implement updates Title 20 to reflect changes in State law regarding accessory dwelling units.</p>
9.1	Review City Council Policy Manual for Consistency with the General Plan	<p><b>Ongoing</b></p> <p>In 2024, the following City Council Policies were reviewed and amended: F-1 (2024-21); A-1, A-2, D-1, D-5 (2024-31); F-2 (2024-39); and F-1 (2024-78)</p>

Programs		Status
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>	<p><b>Ongoing</b></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 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.</p>
10.2	Maintain Development Tracking and Monitoring Program	<p><b>Ongoing</b></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 and 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 - <a href="https://www.newportbeachca.gov/chartersection423">https://www.newportbeachca.gov/chartersection423</a></p> <p>Land Use Element policies LU4.3 (Transfer of Development Rights) and 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 implemented by <u>Chapter 20.46 (Transfer of Development Rights)</u> of the Newport Beach Municipal Code and the North Newport Center Planned Community Development</p>

Programs		Status
		Plan. The transfer of development tables is located at the following webpage: <a href="https://www.newportbeachca.gov/developmenttransfertables">https://www.newportbeachca.gov/developmenttransfertables</a>
11.1	CEQA Review and Entitlement Applications	<b>Ongoing</b> All private and public development projects and programs defined as a “project” pursuant to the California Environmental Quality Act (CEQA) are reviewed in compliance with the Act.
12.1	Evaluate Benefits of Large Development Proposals and Annexations	<b>Ongoing</b> 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.
12.2	Maintain and Update Fiscal Impact Model	<b>Ongoing</b> The fiscal impact model is 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 will be transferred to a new consultant, Keyser Martson Associates, Inc.
13.1	Process Development Agreements	<b>Ongoing</b> 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 2024, the City completed negotiations on several development agreements including 1600 Dove Street, 1400 Bristol Street, and 20 Corporate Plaza. Additionally, the City initiated negotiations on two other projects including the North Newport Center Planned Community Amendment and the Saunders Self Storage Project.

Programs		Status
14.1	<p>Adjoining Cities (“Borders Committees” to collaborate with the cities of Irvine, Huntington Beach, and Costa Mesa)</p>	<p><b>Ongoing</b></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"> <li>• In 2024, the Be Well OC Mobile Crisis Team (Be Well) operated seven days a week for 12 hours per shift, from January to the end of August. Be Well responded to mental, behavioral, and substance use crises throughout the City. The team proactively engaged the unhoused population to provide resources, shelter placements, and program referrals. Be Well had 2,825 contacts with residents, visitors, and unhoused people. Be Well transported individuals 302 times to social service, medical, and other essential appointments, or intakes. Of the 302 transports, 56 were for shelter intake appointments, 34 to crisis stabilization units for treatment, and 45 to the Be Well campus sobering station for treatment. Be Well also reunified four people with their families.</li> <li>• The City’s homeless outreach and engagement team permanently housed one person from the streets to housing. One person was housed in assisted living and four were reunified with family from the street.</li> <li>• The Costa Mesa Bridge Shelter services permanently housed eleven people and reunified one person with their family. In July 2023, the City Council approved an additional five beds in the Costa Mesa Bridge Shelter, with the option to use up to six more beds if the City of Costa Mesa has open beds. The daily cost for the additional six beds is \$155 per bed per day including full wrap-around services. In 2024, the per six (per-diem) beds were used several times. There were 28 Newport Beach shelter guests for two weeks in October 2024.</li> <li>• In February 2024, PATH (People Assisting the Homeless) became the City’s social service contractor. PATH placed 34 people into shelters and provided 520 contacts with the unhoused population in Newport Beach.</li> <li>• In December 2024, the City Police Department reorganized to assign three officers dedicated as Homeless Liaison Officers (HLO).</li> <li>• Trellis International is a Costa Mesa-based non-profit organization which provides volunteer opportunities for individuals experiencing homelessness or housing insecurity to learn and/or rebuild job skills and a path forward to stable employment and housing. The Public Works department manages projects with Trellis’ Community Impact Team (CIT). CIT participants develop and refine job skills needed to reenter the job market and remain employed. The projects may include beach cleanup, trash and graffiti removal, vegetation</li> </ul>

Programs		Status
		<p>trimming and removal, and more. The CIT completed 114 projects in 2024.</p> <ul style="list-style-type: none"> <li>The outreach and engagement team had three notable permanent housing placements in 2024. A man was unhoused for 34 years in Newport Beach. PATH and the City’s homeless liaison police officer built a rapport with him within weeks of contacting him. The man had a housing voucher and was afraid to look for apartments on his own. PATH and the officer started showing him apartments online and their proximity to public libraries. He located an apartment he liked and moved into independent living in June 2024. PATH continues to check in with him to ensure stability and success. A man who experienced homelessness, living in his vehicle for several months, stayed at the Costa Mesa Bridge Shelter after working with the Be Well team. He moved into permanent supportive housing in September 2024 and is now addressing his medical needs. A woman was reunified with her family in another state in October 2024 after staying at the Costa Mesa Bridge Shelter. She volunteered in the Newport Beach community for 10 years and did not want to end her service. She now lives with her daughter and is building a new community for herself.</li> </ul>
14.2	Coordinate with School Districts	<p><b>Ongoing</b></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 monitors 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><b>Ongoing</b></p> <p>The City of Newport Beach continues to work with Orange County on various programs affecting land use and development, affordable housing, transportation, infrastructure, resource conservation, environmental quality, 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 Transportation Authority (OCTA)	<p><b>Ongoing</b></p> <p>The Deputy Public Works Director/City Engineer is on the Technical Advisory Committee (TAC), 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</p>

Programs		Status
		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)	<p><b>Ongoing</b></p> <p>The 2024 General Plan Annual Progress Report, including the Housing Element Report, will be sent to HCD in April 2025.</p>
14.6	Coordinate with California Coastal Commission	<p><b>Ongoing</b></p> <ul style="list-style-type: none"> <li>• 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. Project is scheduled to be advertised for bid in April 2025 with construction start in September 2025. Project is expected to be substantially complete by May 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.</li> <li>• 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 2024: <ul style="list-style-type: none"> <li>○ On December 9, 2022, the City submitted a three-part LCP Amendment (LCP-5-NPB-22-0056-1) to the Coastal Commission for their review and approval. The three parts include: Part A) Request to amend 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. These amendments are required to ensure the City’s regulations are in compliance with State law; Part B) Amend development limit to increase the maximum gross floor area allowed on the Lido House Hotel site from 103,470 square feet to 118,573 square feet and delete references to fire station; and Part C) Clarifying development allowances for residential uses that are nonconforming due to density and reinstating a side setback allowance for properties in the R-1-6,000, R-1-7,200, R-1-10,000, R-2-6,000, and the RM-6,000 zoning and coastal zoning districts. Part A Amendment - approved with suggested modifications on April 12, 2024. Approved by City</li> </ul> </li> </ul>



Programs	Status
	<p>Council on September 24, 2024. Part B Amendment - approved by the California Coastal Commission on February 8, 2024. The next step is to schedule the City Council meeting to adopt the Ordinance after lease agreement is finalized. Part C Amendment - approved by the California Coastal Commission on May 8, 2024. The City Council approved on October 8, 2024.</p> <ul style="list-style-type: none"> <li>○ 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 consults with Glenn Lukos Associates to conduct bi-monthly monitoring of the plovers during the monitoring season (July through March). The City reports 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 includes weather conditions. The City is on the second year of monitoring and continuing to comply with the cease and desist order.</li> <li>○ On April 13, 2023, the City submitted a three-part LCP Amendment (LCP-5-NPB-23-0019-1) to the Coastal Commission for their review and approval. The three parts include: Part A) Update the Accessory Dwelling Unit (ADU) provisions to further incentivize ADU construction and incorporate revisions necessary to comply with 2022 ADU legislation; Part B) Increasing the development limit specified for Bay Island from 23 dwelling units maximum to 25 dwelling units maximum; and Part C) Change land use designation of site from Neighborhood Commercial (CN) to Two-Unit Residential (R-2). Part A Amendment - approved by the California Coastal Commission with suggested modifications on July 11, 2024. Approved by City Council on November 12, 2024. Part B Amendment - approved by California Coastal Commission on July 11, 2024, and approved by the City Council on November 12, 2024. Part C Amendment - approved by the California Coastal Commission on August 8, 2024, and by City Council on November 12, 2024.</li> <li>○ 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 three parts include: Part A) 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; and, Part B) Request to amend the certified Implementation Plan (IP) of the City's Local Coastal Program (LCP) revising regulations pertaining to commercial parking. 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. Hearings are anticipated in Spring of 2025.</li> </ul>

Programs	Status
	<ul style="list-style-type: none"> <li>○ 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 Summer of 2025.</li>   <li>○ 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.. 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. Unfortunately, the CCC denied the project at the February 2025 hearing due to public comments raised regarding safety and liability. The Coastal Commission has expressed concern over the process related to transferability of mooring permits and may address it as part of their consideration of this application.</li>   <li>○ 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 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 - 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</li> </ul>

Programs		Status
		<p>dwelling 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. Hearings are anticipated in Spring of 2025.</p> <ul style="list-style-type: none"> <li>○ 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. Hearings are anticipated in Summer of 2025.</li> </ul>
14.7	<p>Coordinate with the California Resources Agency, Department of Fish and Game (now known as California Department of Fish and Wildlife)</p>	<p><b>Ongoing</b></p> <ol style="list-style-type: none"> <li>1. Planning and Public Works staff routinely communicates with California Department of Fish and Wildlife with regards to the management of Upper Buck Gully and the upper Newport Bay.</li> <li>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.</li> </ol>
14.8	<p>Coordinate with the California Department of Parks and Recreation</p>	<p><b>Ongoing</b></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 2024 include the following:</p> <ol style="list-style-type: none"> <li>1. Natural Resource Division continued to work with various City departments on issues concerning natural resources and strategies to inform and educate the public.</li> <li>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).</li> </ol>

Programs		Status
		<p>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.</p> <p>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 2024, 525 students attended during the 8-week program.</p>
14.9	Coordinate with the California Department of Transportation (“Caltrans”) of	<p><b>Ongoing</b></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"> <li>• 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.</li> </ul> <p>West Coast Highway Coordination with Caltrans Paving Project:</p> <ul style="list-style-type: none"> <li>• Caltrans is paving Coast Highway from the Santa Ana River to Jamboree (anticipated completion - February 2025).</li> <li>• Caltrans new policy is not to lower manholes before they pave the road. This leads to a less smooth ride.</li> <li>• The City has contracted separately to hire a contractor to lower all utility manholes/ valve covers before Caltrans paves.</li> <li>• Caltrans will then be able to pave the road more accurately and smoothly.</li> <li>• Once paving is complete, the City’s contractor will raise all the manholes/ valve covers to the new pavement surface. The result will be a much smoother, long lasting pavement surface.</li> <li>• The City also coordinated with Orange County Sanitation District (OCSD) to have their facilities lowered and raised to grade along with the City’s facilities.</li> </ul>
14.10	Transportation Corridor Agencies (TCA)	<p><b>Ongoing</b></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</p>

Programs		Status
		Code. Impact fees are collected by the City when a building permit is issued. Councilmember Grant is the city representative on the TCA board.
14.11	California Public Utilities Commission (CPUC)	<p><b>Ongoing</b></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 23<sup>rd</sup> Street and directed staff to proceed with a 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 was completed in 2024. The remaining two will be completed in future years. Staff also continues to work with other resident groups in Harbor Highlands, Balboa Peninsula and Corona del Mar for possible other Rule 20B projects, though activity has somewhat slowed.</p>
14.12	Coordinate with United States Army Corps of Engineers (“Corps”)	<p><b>Ongoing</b></p> <ol style="list-style-type: none"> <li>1. Public Works staff continues to strategize and coordinate with the Corps on the next phase of dredging the Lower Bay 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). Funding is secured and construction is scheduled to begin in the Summer 2025.</li> <li>2. Big Canyon Restoration - Phase 2A. Complete.</li> <li>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 scheduled to be advertised for bid in April 2025 with construction start in September 2025. Project is expected to be substantially complete by May 2025. CEQA has been completed, and all permits have been obtained. Under</li> </ol>

Programs		Status
		<p>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>4. San Diego Creek Interceptor (formerly called the Newport Bay Water Wheel) – The Trash Interceptor is currently under construction in San Diego Creek just upstream of the Jamboree Road Bridge. The project is nearing completion with construction expected to be substantially complete by March 2025. Project commissioning will continue until June 2025. At that time, the facility will be managed by staff from Public Work’s Municipal Operation Division.</p>
14.13	Coordinate with United States Fish and Wildlife Service	<p><b>Ongoing</b></p> <p><b>Big Canyon Habitat Restoration and Water Quality Improvement Project</b> – 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 is scheduled to be advertised for bid in April 2025 with construction start in September 2025. Project is expected to be substantially complete by May 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><b>Western Snowy Plover (WSP) Habitat Management Plan</b> – 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><b>Ongoing</b></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	<p><b>Complete</b></p> <p>The USPS distribution facility was relocated to Santa Ana and Anaheim. The USPS maintains a location in the</p>

Programs		Status
	<i>distribution facility)</i>	Mariners' Mile area offering typical retail mail services.
14.16	Other Agencies	<p><b>Ongoing</b></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"> <li>• Energy providers, such as Southern California Edison and Southern California Gas Company</li> <li>• Telecommunications service providers on a case-by-case basis</li> <li>• Santa Ana Regional Water Quality Control Board</li> <li>• Metropolitan Water District</li> <li>• South Coast Air Quality Management District</li> <li>• Southern California Association of Governments (SCAG)</li> <li>• California State Parks</li> <li>• National Marine Fisheries Service</li> </ul>
15.1	Encourage Annexation of Banning Ranch Prior to Development	<p><b>Ongoing</b></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.</p>
16.1	Improve Arterial Streets and Highways According to Classification	<p><b>Ongoing</b></p> <p>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 is currently applying for OCTA Measure M2 grant funding for right-of-way acquisition and construction.</p> <p>West Coast Highway (SR-1)/Superior Avenue Bridge project was completed in September 2024. This project involved constructing a new pedestrian and bicycle bridge over the north leg of the intersection (Superior Avenue) and a new larger parking lot to improve access to Sunset Ridge Park. The project has been awarded grant funding through the OCTA Bicycle Corridor Improvement Program.</p>

Programs		Status
16.2	Monitor Traffic Conditions and Plan for and Fund Improvements	<p><b>Ongoing</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Traffic Signal Rehabilitation Programs (see Program 16.4)</li> <li>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.</li> <li>4. The Traffic Management Center underwent a display wall upgrade; it includes a 3x2 – 50-inch monitors with a small bezel to stretch images across multiple displays (anticipated completion was December 2024).</li> </ol>
16.3	Construct Street and Highway Improvements	<p><b>Ongoing</b></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><b>Ongoing</b></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, Bonita Canyon Drive and Ford Road 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	<p><b>Ongoing</b></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.</p>



Programs		Status
	(Caltrans and Orange County to provide adequate roadway infrastructure plans and design standards such as the Orange County Master Plan of Arterial Highways)	
16.6	Local/Neighborhood Access Roads	<p><b>Ongoing</b></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><b>Ongoing</b></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"> <li>1. The Annual Traffic Signal Rehabilitation Program will rehabilitate traffic signals within Newport Coast (completed April 2024) and along the Balboa Peninsula (anticipated completion - February 2025).</li> <li>2. 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.</li> <li>3. Roadway signage and striping is maintained on 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.</li> </ol>

Programs		Status
16.8	Provide Public Transportation	<p><b>Ongoing</b></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 of the current grant in 2024. Over the life of the program, the Trolley served approximately 140,000 riders at an average of approximately 590 per day. 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).</p>
16.9	Manage Truck Operations	<p><b>Ongoing</b></p> <p>Trucks are required to obtain a Haul Route Permit through the Public Works Department and are required to use designated haul routes.</p>
16.10	Improve Parking and Supply Management	<p><b>Ongoing</b></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 is often expensive.</p> <p>The City requires new development to provide off-street parking in accordance with the Zoning Code and Local Coastal Program thereby increasing 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</p>

Programs		Status
		<p>plan for the Balboa Village overly (PM-1) and it was approved by Coastal Commission in 2022.</p> <p>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.</p> <p>In 2023, the City Council adopted an ordinance to adjust commercial parking requirements, which are now effective in City areas outside of the Coastal Zone. The City submitted the accompanying Local Coastal Program Amendment in the fourth quarter of 2023. The following is a list of recent updates related to this effort:</p> <ul style="list-style-type: none"> <li>• Deemed Incomplete by the CCC on January 5, 2024;</li> <li>• Efforts dovetailed with Corona del Mar Area Study at Council Study Session;</li> <li>• Contract with consultant was modified to pivot study to support the Corona del Mar Planning effort;</li> <li>• LCPA Application deemed complete by CCC on April 15, 2024, and extension granted on July 14, 2024 (new deadline is now July 10, 2025);</li> <li>• Staff is currently working with the California Coastal Commission to prepare the amendment for a hearing.</li> </ul> <p>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.</p>
16.11	Maintain Trails	<p><b>Ongoing</b></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>
16.12	Marine Transportation	<p><b>Complete</b></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</p>

Programs		Status
		transportation service was abandoned.
17.1	Maintain and Implement Urban Water Management Plans and Encourage Conservation	<p><b>Ongoing</b></p> <p>The U.S. Drought Monitor shows a shift from no drought to “abnormally dry”. Therefore, drought could be edging closer to a reality again for the state.</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:  <a href="https://www.waterboards.ca.gov/publications_forms/publications/factsheets/docs/water_efficiency_bill_factsheet.pdf">https://www.waterboards.ca.gov/publications_forms/publications/factsheets/docs/water_efficiency_bill_factsheet.pdf</a></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><b>Ongoing</b></p> <p>The Public Works Department continues to implement the adopted Sewer Master Plan with projects throughout the City.</p>

Programs		Status
		<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	<p>Maintain Storm Drainage Facilities</p>	<p><b>Ongoing</b></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"> <li>1. Newport Bay Trash Interceptor – estimated Completion March 2025.</li> <li>2. Big Canyon Project Phase 3A– construction will begin Fall 2025.</li> <li>3. Balboa Island Storm Drain Improvements – In September 2024, the City Council adopted the Mitigated Negative Declaration and the design and permitting is underway.</li> <li>4. Street sweeping program consisted of 37,452 curb miles swept, removing 5,799 tons (dry) of debris.</li> <li>5. The City’s 86 tidal valves are operated/maintained on a regular basis.</li> <li>6. Six miles of channel and 3,268 catch basins were cleaned, yielding 432 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.</li> </ol>
20.1	<p>Design, Fund, and Construct Streetscape Improvements</p>	<p><b>Ongoing</b></p> <p>This is an ongoing effort that is budgeted through the City’s Capital Improvement program.</p> <p>Newport Blvd., Industrial Way to West Coast Highway median landscaping and slope landscaping parkway right-of-way along Newport Blvd. from Industrial Way to Coast Highway.</p> <p>Newport Boulevard Median Landscape and West Coast Highway landscape improvements completed in October 2024.</p> <ul style="list-style-type: none"> <li>• City is updating the median landscaping on Newport Boulevard from Industrial Way to Pacific Coast</li> </ul>

Programs		Status
		<p>Highway, to improve the appearance of the median as it serves as a main entrance to the City.</p> <ul style="list-style-type: none"> <li>• The median enhancements will include grubbing and clearing of all understory shrub plantings, while retaining the existing Mediterranean Fan and Windmill Palms. The new understory plants will consist of California friendly drought tolerant plants such as: aloes, natal plum, colorful red yucca accents and blue-gray chalk finger ground covers.</li> <li>• The hillside slopes will be relandscaped with colorful Bougainvillea and African Tulip accent trees.</li> <li>• These efforts will freshen up these areas and create an inviting corridor to visitors entering the City.</li> </ul> <p>West Coast Highway northside adjacent to the Santa Ana River landscape improvements completed in October 2024:</p> <ul style="list-style-type: none"> <li>• This project will add landscape to this barren stretch of Coast Highway and adding color and greenery.</li> <li>• The landscaping here will include accent red yucca, aloes, bougainvillea, natal plum and coral trees.</li> </ul> <p>Newport Blvd., 16<sup>th</sup> street, and Coast Highway median landscaping and slope landscaping parkway right-of-way along Newport Blvd. from Industrial to Coast Highway. In addition, a small slope on West Coast Highway near the Santa Ana River is also included for improvement. Completed in October 2024.</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 January 2026 with anticipated completion in August 2026:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• These efforts will create an inviting corridor for visitors entering the City.</li> </ul>
20.2	Design, Fund, and Construct Waterfront Promenade	<p><b>On Hold</b></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.</p>

Programs		Status
20.3	Fund and Construct Public View Sites	<p><b>Ongoing</b></p> <p>West Coast Highway (SR-1)/Superior Avenue Bridge project was completed in September 2024. This project involved constructing a new pedestrian and bicycle bridge over the north leg of the intersection (Superior Avenue) and a new larger parking lot to improve access to Sunset Ridge Park. The project has been awarded grant funding through the OCTA Bicycle Corridor Improvement Program.</p>
21.1	Review and Update Harbor and Tidelands Improvement Plans	<p><b>Ongoing</b></p> <p>The Tidelands Capital Plan (TCP) was originally implemented in 2012. The TCP is now called the Harbor Capital Project Planning Tool and is a living document that is updated and refined by staff throughout each year, including 2024.</p>
21.2	Develop Harbor Area Management Plan (HAMP)	<p><b>Complete</b></p> <p>In November 2010, the City Council approved the HAMP.</p>
21.3	Events Management and Programs	<p><b>Ongoing</b></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 March 27 and 28, 2024.</p>
21.4	Harbor Operations and Management	<p><b>Ongoing</b></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><b>Ongoing</b></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>

Programs		Status
		<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. As of February 2025, the project is still under review with the California Coastal Commission.</p>
23.1	<p>Maintain and Update Parks and Recreation Facility Plans</p>	<p><b>Ongoing</b></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 include:</p> <ol style="list-style-type: none"> <li>1. Replace synthetic turf and upgrade athletic field lights to LEDs at Bonita Creek Park;</li> <li>2. Plan and design an aquatic facility at Lower Castaways with a 50-meter pool, therapy pool, splash pad and community room;</li> <li>3. Renovate and add shade element at Spyglass Hill Park playground; and</li> <li>4. Replace Park assets identified in the Parks Maintenance Master Plan including fencing and shade elements.</li> </ol>
23.2	<p>Maintain and Improve Parks and Recreation Facilities</p>	<p><b>Ongoing</b></p> <p>In 2024, the following accomplishments were achieved:</p> <ul style="list-style-type: none"> <li>• Ongoing maintenance of existing facilities;</li> <li>• Playground renovation at Peninsula Park: construction complete;</li> <li>• Newport Beach Junior Guard building and community center: construction complete;</li> <li>• Arroyo Park synthetic turf conversion and LED upgrade: construction complete;</li> <li>• Newport Ridge Park Pickleball courts: construction complete;</li> <li>• Bonita Creek Community Center renovation: construction complete;</li> <li>• Sunset Ridge Park Pedestrian Bridge and parking lot expansion: construction complete;</li> <li>• OASIS Community Center LED Phase 1: retrofit complete;</li> <li>• Construction of Witte Lecture Hall: scheduled to be completed in 2026;</li> <li>• Design for Playground renovations at San Miguel Park and Newport Elementary School (city property): Construction scheduled to start and be completed in 2025;</li> <li>• Replaced Fitness station and installed ADA pad at Irvine Terrace Park;</li> <li>• Resurfaced pickleball courts at Bonita Canyon Sports Park and basketball courts at 38th Street, West Newport Park, Marina Park; and</li> <li>• Installed youth sports AEDs at two athletic fields to comply with AB1467 by Jan 1, 2027</li> </ul>



Programs		Status
23.3	Assess Recreation Needs	<p><b>Ongoing</b></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><b>Ongoing</b></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&amp;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 2024:</p> <ul style="list-style-type: none"> <li>• Presentation: Update Regarding the Special City Blue Gum Eucalyptus Tree Removal at the Balboa Library;</li> <li>• Balboa Branch Library/Fire Station 1 Replacement Concepts and Special Tree Removal;</li> <li>• Two Tree Donations– Castaways Park;</li> <li>• Drinking Fountain Donation– Back Bay Drive;</li> <li>• Four Tree Reforestations Requested;</li> <li>• Light request for Newport Mesa Soccer Club (Bonita Canyon Sports Park 5), Pateadores (Bonita Creek and Arroyo Park), Slammers Futbol Club (Arroyo Park);</li> <li>• City Park Signage Discussion;</li> <li>• Presentations– Special City Tress in Westcliff Neighborhood Affected by Curb, Gutter and Sidewalk Repairs;</li> <li>• Presentation to outgoing Commissioner David Granoff;</li> <li>• Community Service Awards: Jerry Nininger; and</li> <li>• Elections– Kiera Kirby, Chair &amp; Vice Chair, Anne Yelsey</li> </ul> <p>Ad Hoc Committee Appointments: Municipal Code and Council Policy Manual Review: Sunset; Community Service Award: Reappoint Diane Daruty, Kate Malouf and Anne Yelsey; Youth Sports Commission Member Organization: Reappoint Kate Malouf, Amy Waunch; Ocean Blvd: Reappoint Hassan Archer, Keira Kirby and Anne Yelsey, City Park Signage: Appoint Kate Malouf, Amy Waunch, Anne Yesley; Lower Castaways Aquatics Complex: Appoint TBD</p>
23.5	Requirements for Residential Developers	<p><b>Ongoing</b></p> <p>Park fees are assessed for all new residential subdivisions pursuant to the Subdivision Map Act and the City's</p>

Programs		Status
		Subdivision Code. 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 will be 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 will be phased in over one year. In November 2024 the City Council approved 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.
24.1	Adopt and Implement Strategic Plan for Fiscal and Economic Sustainability	<p><b>Ongoing</b></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-assessments of priorities. The Strategic Plan continues to be reviewed and implemented each year.</p>
25.1	Implement Housing Element Programs	<p><b>Ongoing</b></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.</p>
26.1	Enforce Codes and Ordinances	<p><b>Ongoing</b></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><b>Ongoing</b></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>

Programs		Status
28.1	Maintain Hazards Data Base	<p><b>Ongoing</b></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><b>Ongoing</b></p> <p>On March 27, 2024, 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, 2024, 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 10, 2024, 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>

Programs		Status
29.1	Educate the Community	<p><b>Ongoing</b></p> <p>February 12, 2024, the Police Department launched 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"> <li>• Emergency Siren System Test (1/5/24)</li> <li>• Emergency Siren System Test (2/2/24)</li> <li>• Emergency Siren System Test (3/1/24)</li> <li>• Emergency Siren System Test (4/5/24)</li> <li>• Emergency Siren System Test (5/3/24)</li> <li>• Emergency Siren System Test (6/7/24)</li> <li>• Emergency Siren System Test (7/5/24)</li> <li>• Emergency Siren System Test (8/2/24)</li> <li>• Emergency Siren System Test (9/6/24)</li> <li>• Emergency Siren System Test (10/4/24)</li> <li>• Emergency Siren System Test (11/1/24)</li> <li>• Emergency Siren System Test (12/6/24)</li> </ul> <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>

Programs		Status
<p>29.2</p>	<p>Support of the Arts, Culture, and Historic Resources Melissa Harston</p>	<p><b>Ongoing</b></p> <p><b>2024 Arts and Culture Update:</b></p> <p><i>Concerts on the Green</i> Three concerts were held Summer 2024 with hundreds of residents and guests in attendance at each performance. Featured bands were Radio Rebels, Wilbury Super Group, and AbSOULute. Concerts took place in Civic Center Park.</p> <p><i>Cultural Arts Grants</i> In 2024, arts organizations were awarded a total of \$25,000 of grant funding to provide arts programs to the local community.</p> <p><i>Exhibits in the Central Library</i> 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 2024.</p> <p><i>Marina Park Concert</i> In October, residents and guests attended the annual Concert at Marina Park featuring jazz and swing tribute band Gotham City Swingers.</p> <p><i>Newport Beach Art Exhibition</i> The 57th Annual Newport Beach Art Exhibition took place in June 2024. The event featured 233 pieces of artwork by 138 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><i>Newport Beach Arts Foundation</i> 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 2024.</p> <p><i>Sculpture Exhibition in Civic Center Park</i> In June 2024, the City Arts Commission presented Phase IX of the Sculpture Exhibition in Civic Center Park with the grand opening ceremony held the same day as the Newport Beach Art Exhibition.</p>

Programs		Status
		<p>In November 2024, the City Council approved changing the exhibition period from two years to three years for currently installed Phases VIII and IX and future phase installations.</p> <p><i>Student Art Exhibition</i>  The Newport Beach Student Art Exhibition opened to pre-K through 12<sup>th</sup> grade students at the beginning of 2024. Accepted artwork was displayed at the Central Library in April and May and an awards ceremony recognizing exhibition winners was held during the City Arts Commission’s June 2024 regular meeting.</p>
29.3	Support Community Environmental and Recreation Initiatives	<p><b>Ongoing</b></p> <p>The City supports any private groups’ efforts to acquire property to improve access to the anticipated development of the Orange Coast River Park. The City has also supported the Banning Ranch Conservancy’s efforts to acquire the Banning Ranch property 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 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA) allocation.</p> <p>The Peter &amp; 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. The center 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 such an important estuary. The knowledge and understanding gained here will give 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 (<a href="#">The Peter &amp; Mary Muth Interpretive Center</a>).</p>
30.1	Maintain Annual Budgets for City Services and Improvements	<p><b>Ongoing</b></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 2022, the City Council approved the budget and CIP for the Fiscal Year 2022-23. In June 2023, the City Council approved the budget for the Fiscal Year 2023-24.</p>

Programs		Status
30.2	Administer Impact and User Fees ( <i>Development Impact Fees, Park Dedication and In-Lieu Fees, and Tideland Revenue Fees</i> )	<p><b>Ongoing</b></p> <ol style="list-style-type: none"> <li>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).</li> <li>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 <a href="#">Staff Report</a>. The program will apply to new residential development planned in the 6<sup>th</sup> Cycle Housing Element and new nonresidential development. For nonresidential, language is included that incentivizes neighborhood serving uses and tax generating uses.</li> <li>3. Park fees are assessed for all new residential subdivisions pursuant to the Subdivision Map Act and the City's Subdivision Code. 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 will be 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 will be phased in over one year.</li> <li>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.</li> <li>5. Annually in Q2 the services of the Harbor Department and associated fees are evaluated. Additionally, the Harbor Department was selected to participate in the 2023 Fee Study. In 2024, six of the fees for Harbor Department services were reduced based on improved processes and use of technology. Eleven new fees were added for services the Harbor Department is now able to provide: <ol style="list-style-type: none"> <li>a. Rhine Wharf permit</li> <li>b. Variance applications</li> <li>c. Use of electrical cord and/or adapter while at Marina Park</li> <li>d. Purchase (non-return) of electrical cord or adapter</li> <li>e. Mooring size exchange</li> <li>f. Mooring license application fee</li> <li>g. Mooring license waitlist fee (one-time or annual)</li> <li>h. Group/exclusive use fee for Marina Park</li> <li>i. Deposit/late cancellation fee for use of Human Lift - Marina Park</li> <li>j. Mooring assists- after hours</li> <li>k. Deposit/late cancellation fee for use of Human Lift - Balboa Marina PD</li> </ol> </li> <li>6. In 2024, new rate structure for mooring permits was proposed by the City Council and is now under review by the State Lands Commission.</li> </ol>

Programs		Status
31.1	Consider the Establishment of Community Facilities and Special Assessment Districts	<p><b>Ongoing</b></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.</p> <p>In 2024, the City began the process to establish a community pool facility, the Lower Castaways Aquatics Facility, at 100 Dover Drive:</p> <ul style="list-style-type: none"> <li>• An Ad Hoc Committee met several times between March and September 2024.</li> <li>• City Council study session held on October 8, 2024, supported the Ad Hoc Committees recommendation for development as a community pool facility.</li> <li>• On November 12, 2024, the City Council initiated amendments to Anomaly 54 in Table LU2 of the General Plan Land Use Element and to the Castaways Marina Planned Community (PC-37) Development Plan. Both amendments are necessary for the City to consider development of the Lower Castaways Aquatics Facility.</li> </ul>



## 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](http://www.newportbeachca.gov/APR).

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

Policy Action	Policy	Status
<p>1A: Airport Environs Sub Area</p>	<p>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>	<p><b>Complete</b></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 housing production in the focus areas identified by the Housing</p>

Policy Action	Policy	Status
		<p>Element. The Land Use Element’s revised policies and goals can be found in Exhibit A of <a href="#">Resolution 2024-51</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 <a href="#">20.28.050</a>, 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 <a href="#">20.48.185 (Multi-Unit Objective Design Standards</a> 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 <a href="#">20.28.050</a>) The following map is of the Airport Environs Area of the Overlay Areas: <a href="#">HO-1 Airport Area Environs Area</a></p>
<p>1B: West Newport Mesa</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><b>Complete</b></p> <p>Please refer to the Status listed for Policy Action 1A. These amendments included adding Housing Overlays into the Zoning Code (Section <a href="#">20.28.050</a>) The following map is of the West Newport Mesa of the Overlay Areas: <a href="#">HO-2 West Newport Mesa Area</a></p>

Policy Action	Policy	Status
		<p>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 Overlay to applicable properties in the coastal zone. The amendment is currently under review by the CCC.</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><b>Complete</b></p> <p>Please refer to the Status listed for Policy Action 1A. These amendments included adding Housing Overlays into the Zoning Code (Section <a href="#">20.28.050</a>) The following map is of the Newport Center of the Overlay Areas: <a href="#">HO-4 Newport Center Area</a></p>
<p><i>1D: Dover/Westcliff</i></p>	<p>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.</p>	<p><b>Complete</b></p> <p>Please refer to the Status listed for Policy Action 1A. These amendments included adding Housing Overlays into the Zoning Code (Section <a href="#">20.28.050</a>) The following map is of the Dover-Westcliff area of the Overlay Areas: <a href="#">HO-3 Dover-Westcliff Area</a></p> <p><a href="#">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 Overlay to applicable properties in the coastal zone. The amendment is currently under review by the CCC.</a></p>
<p><i>1E: Banning Ranch</i></p>	<p>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</p>	<p><b>On Hold</b></p> <p>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</p>

Policy Action	Policy	Status
	residential units at an average density of 50 dwelling units per acre.	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: Coyote Canyon	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.	<b>Complete</b>  Please refer to the Status listed for Policy Action 1A. These amendments included adding Housing Overlays into the Zoning Code (Section <a href="#">20.28.050</a> ) The following map is of the Coyote Canyon area of the Overlay Areas: <a href="#">HO-5 Coyote Canyon Area</a>
1G: 5th Cycle Housing Element Sites	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.	<b>Complete</b>  Please refer to the Status listed for Policy Action 1A. These amendments included adding Housing Overlays into the Zoning Code (Section <a href="#">20.28.050</a> ) The following map is of the Existing 5 <sup>th</sup> Cycle Sites of the Overlay Areas: <a href="#">HO-6 Existing 5th Cycle Sites</a>
1H: Accessory Dwelling Unit Construction	The City will aggressively support and accommodate the construction of at least 240 ADUs by a variety of methods.	<b>Ongoing</b>  In 2024, the City pursued several efforts related to revising the City's regulations pertaining to accessory dwelling units and incentivizing their development: <ul style="list-style-type: none"> <li>• <i>Code Amendment Related to State Law Updates and Additional Incentives:</i> In 2024, the City began to work on revising the ADU Ordinance to comply with SB1211 for multi-family properties, which outlines additional parking allowances, adds a definition of livable space, and additional units allowed. Amendments related to the SAFE ADU program and compliance with AB2533 are provided below.</li> </ul>

Policy Action	Policy	Status
		<ul style="list-style-type: none"> <li> <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 now includes 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 2024, updates regarding the SAFE ADU program were added. The Newport Beach ADU website is accessible at <a href="https://www.newportbeachca.gov/adu">https://www.newportbeachca.gov/adu</a>.</p> </li> <li> <p><i>ADU Standard Plans:</i> In late 2023 and early 2024, the City created its ADU Standard Plans program designed to offer property owners permit ready ADU plans at no charge. Use of the standard plans provide a substantial cost savings (\$15k to \$30k) for property owners by eliminating the need to hire a design professional to prepare custom set of architectural and structural plans. They also reduce permit processing times since the architectural and structural component of the plans have been pre-reviewed and approved for building code compliance. The City currently offers two separate types of studio designs, one one-bedroom design, and one-and-two-car-garage conversion plans. In 2024, staff worked on enhancing the standard</p> </li> </ul>

Policy Action	Policy	Status
		<p>plans page on the City’s website to include a process for architects to submit their own drawings to be reviewed as standard plans/preapproval. This effort is also being completed to comply with AB1332 (effective January 1, 2025).</p> <ul style="list-style-type: none"> <li> <p><i>SAFE ADU Program:</i> Efforts began towards the end of 2023 to implement the State’s amnesty program to permit informal (unpermitted) units. The program became official in 2024, allowing concessions for qualifying units that were existing but unpermitted. Three safe ADUs were permitted, and one was in applied status (i.e. plan check) in 2024. Additionally, the City prepared for implementation of changes to the SAFE ADU Ordinance pursuant to AB2533 (effective 2025) changing the year for qualified units from 2018 to 2020; and allowing JADUs for SAFE ADU. However, the City’s Ordinance was a step ahead and already allowed JADUs to qualify for a SAFE ADU.</p> </li> <li> <p><i>ADU Permit and Plan Check Fee Waiver:</i> On November 29, 2022, the City Council extended a pilot program to temporarily waive City plan check review fees, building construction permit review fees, and other City permit fees directly related to a project creating an ADU or a JADU. The fee waiver extension ran through the end of 2024 and complemented other new City programs intended to promote and facilitate ADU development, including website enhancements and standard plans. Since the start of the program, the City waived a total of \$273,425 in permit and plan check fees associated with ADU construction.</p> </li> </ul>

Policy Action	Policy	Status
<p>1I: Accessory Dwelling Units Monitoring Program</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><b>Ongoing</b></p> <p>In 2024, 62 ADUs were submitted for review. There were 46 ADUs that received building permits for an increase of existing units, and 28 received final inspections. The ADUs that received permits for an increase of existing units (net increase) in 2024 will be counted towards the new 6<sup>th</sup> Cycle RHNA.</p>
<p>1J: Accessory Dwelling Units Amnesty Program</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><b>Complete</b></p> <p>In 2024, the City rolled out its Safe ADU program. The program consists 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: <a href="https://www.newportbeachadu.org/safeadu">https://www.newportbeachadu.org/safeadu</a>. The flyer was also distributed in City water bills to notify property owners of the program. Three safe ADUs were permitted, and one was in applied status in 2024.</p> <p>Additionally, the City prepared for implementation of changes to the SAFE ADU Ordinance pursuant to AB2533 (effective 2025) changing the year for qualified units from 2018 to 2020.</p>

Policy Action	Policy	Status
1K: <i>Inclusionary Housing Policy</i>	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><b><i>In Progress</i></b></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 serve to hinder housing production altogether. The City will continue to study inclusionary housing in 2025 with technical support from KMA.</p>
2A: <i>Neighborhood Preservation</i>	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><b><i>Ongoing</i></b></p> <p>The 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 1.1.2 for details.)</p>
2B: <i>Residential Building Record Program</i>	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><b><i>Ongoing</i></b></p> <p>During the fourth quarter of 2023, the City Council opted to streamline real estate transactions through removal of the Residential Building Record Program requirement. However, the Program remains available on a voluntary basis. This City 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 2024, there were 248 RBRs processed.</p>



Policy Action	Policy	Status
2C: <i>Preservation of At-Risk Units</i>	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><b>Ongoing</b></p> <p>The City of Newport Beach is 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.</p> <p>Staff maintains an updated contact list for affordable units. Priscila Davila and Associates (consultant) included this information that was sent to the owners as a part of the annual monitoring. During the RFP process for the expenditure of the affordable housing funds, the City and Priscila Davila and Associates reached out to the owners of the existing affordable housing units within the City and there was no interest to extend the existing affordable housing covenants. 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>
3A: <i>Objective Design Standards</i>	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><b>Complete</b></p> <p>The Zoning Code Amendment that approved the Housing Overlays also added Section <a href="#">20.48.185 (Multi-Unit Objective Design Standards)</a> 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>

Policy Action	Policy	Status
3B: SB 35 Streamlining	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 Statutes 2017.	<b>In Progress</b>  The City has not yet created written procedures; however, inquiries related to SB 35 are promptly and consistently responded to.
3C: Preservation of Rental Opportunities	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.	<b>Ongoing</b>  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 2024.
3D: Priority of Affordable Housing	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.	<b>Ongoing</b>  In 2024, the City received and expeditiously processed five 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: Mortgage Revenue Bonds	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.	<b>Ongoing</b>  The City has continued its coordination with the County of Orange.

Policy Action	Policy	Status
3F: Annual Reporting Program	The City will conduct an annual compliance-monitoring program for units required to be occupied by very low-, low-, and moderate-income households.	<p><b>Ongoing</b></p> <p>Annual compliance monitoring has been conducted for 2024 and the report for the City’s income- and rent-restricted units by Priscila Davila and Associates (consultant) found all units in compliance.</p>
3G: Entitlement Assistance	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.	<p><b>Ongoing</b></p> <p>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.</p>
3H: Prioritization of Affordable Housing Funds	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.	<p><b>Ongoing</b></p>
3I: Public Information About Affordable Housing	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.	<p><b>Ongoing</b></p> <p>A brochure is maintained and provided on the City website and in the public lobby. Additionally, during 2024, several developers took advantage of the City’s various incentives for affordable housing including through the granting of density bonus, development standard waivers, and fee waivers.</p>
3J: Priority in Kind Assistance for Affordability	The City shall provide more assistance for projects that provide a higher	<p><b>Ongoing</b></p>

Policy Action	Policy	Status
	number of affordable units or a greater level of affordability.	No projects proposed a larger number of affordable units than the minimum nor at greater affordability levels during the 2024 reporting period. However, in late 2024, the City adopted the Housing Opportunity (HO) Overlay Zoning District (Section 10.28.060 of the NBMC), which includes a provision to allow significant streamlining opportunities for housing development applications that include a higher proportion of affordable housing.
<i>3K: Coastal Zone Development Affordability</i>	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.	<b>Complete</b>  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. 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.
<i>3L: Proactive Education and Outreach to Prospective Developers</i>	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,	<b>Ongoing</b>  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

Policy Action	Policy	Status
	Dover-Westcliff, Newport Center, Mariners' Mile, and Balboa Peninsula areas.	developers within the various focus areas, including the submittal of development applications and preliminary applications, demonstrating that the City has provided effective outreach.
<i>3M: Regional Coordination of Housing Issues</i>	The City will continue to participate in other programs that assist production of housing.	<p><b>Ongoing</b></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 quarterly meetings at 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>
<i>3N: Housing Impact Studies</i>	The City will continue to study housing impacts of proposed larger-scale, significant commercial/industrial projects during the development review process.	<p><b>Ongoing</b></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>
<i>3O: Single Resident Occupancies (SROs)</i>	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><b>Ongoing</b></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 s permanent supportive housing for those experiencing or at risk of homelessness. AFH's proposed project would convert the existing</p>

Policy Action	Policy	Status
		120-unit motel property into 78 total units of housing - 76 units of permanent supportive housing and two manager’s units (Project). There would be a “local preference” for 12 studio units at the Project based on the eligible tenants connection to Newport Beach.
3P: Residential Care Facilities	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><b>In Progress</b></p> <p>City staff met with HCD to discuss next steps in furtherance of this Policy Action and anticipates substantial progress by the middle of 2025.</p>
4A: Affirmatively Furthering Fair Housing	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><b>In Progress</b></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>
4B: Streamlined Project Review	The City will provide a streamlined “fast-track” development review process for proposed affordable housing developments.	<p><b>Ongoing</b></p> <p>The City provides a prioritized and expedited development review process for all affordable housing projects. In 2024, this included entitlement approval of the following projects:</p>

Policy Action	Policy	Status
		<ul style="list-style-type: none"> <li>• Residences at Newport Airport Village - 37 very low units</li> <li>• Residences at 1401 Quail Street - 6 very low affordable units and 2 low affordable units</li> <li>• Residences at 1400 Bristol Street – 233 very low affordable units</li> </ul> <p>Additionally, in late 2024, the City adopted the Housing Opportunity (HO) Overlay Zoning District (Section 10.28.060 of the NBMC), which includes a provision to allow significant streamlining opportunities for housing development applications that include a higher proportion of affordable housing (i.e. 20%).</p>
<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><b>Ongoing</b></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. 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 and the Environmental Determination was approved on November 15, 2024.</p> <p>Additionally, monitoring efforts for compliance and consistency will continue.</p>
<p><i>4D: List of Pre-Approved Development Incentives</i></p>	<p>The City will develop a pre-approved list of incentives and qualifications for such incentives to promote the development of affordable housing.</p>	<p><b>In Progress</b></p> <p>The City established a permit and plan check fee waiver program to incentivize the development of accessory dwelling units that</p>

Policy Action	Policy	Status
		continued through the end of 2024. Other potential incentives for affordable housing development, including ADUs, is in progress.
<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.	<b>Ongoing</b>  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.
<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.	<b>Ongoing</b>  Since adoption of the Housing Opportunity (HO) Overlay Zoning District (Overlay), City staff has met with several prospective developers and real estate brokers to provide assistance and explanation of the overlay, including the development review process.
<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.	<b>Ongoing</b>
<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.	<b>In Progress</b>  The City will begin work on this Policy Action in 2025 with the assistance of a consultant.



Policy Action	Policy	Status
<i>4I: Establish Mixed-Use Resort Opportunities</i>	The City will consider policies, regulations and/or interpretations to establish mixed-use resort opportunities.	<b>Complete</b>  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.
<i>4J: Airport Environs Sub Area Environmental Constraints</i>	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.	<b>In Progress</b>  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 6 <sup>th</sup> 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.
<i>4K: West Newport Mesa Environmental Constraints</i>	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.	<b>In Progress</b>
<i>4L: Coyote Canyon Environmental Constraints</i>	The City will take actions to address environmental constraints on the Coyote Canyon landfill site.	<b>In Progress</b>
<i>5A: Preservation of Affordability Covenants</i>	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	<b>Ongoing</b>  Refer to the discussion under 2c above. The City will continue outreach efforts in 2025 to preserve affordability covenants.

Policy Action	Policy	Status
	financial resources available, and to encourage the extension of the affordability agreements for the developments listed beyond the years noted.	
<i>5B: Section 8 Participation</i>	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	<b>Ongoing</b>  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.
<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.	<b>Ongoing</b>
<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.	<b>Ongoing</b>  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	<b>Ongoing</b>  Staff attends the quarterly meetings of the OCHA Cities Advisory Committee. Staff continually works in cooperation with the County to provide Section 8 rental housing assistance to residents.

Policy Action	Policy	Status
	Assistance to residents of the community.	A link to the Orange County Housing Authority website has been placed on the City website to provide information on the Section 8 program. City staff worked closely with OCHA staff to facilitate the award of the Veterans Affairs Supportive Housing (VASH) Vouchers to the Newport Shores project (see Program 4.1.4).
<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).	<b>Ongoing</b>  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 2024 was submitted to California Department of Water Resources on January 30, 2025.
<i>5G: Energy Efficiency in Residential Projects</i>	The City of Newport Beach 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.	<b>Ongoing</b>  No affordable housing projects received funding via CDBG or the City's Affordable Housing Fund during the 2024 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.	<b>Ongoing</b>  The City applied for a grant allocation for the 2024 reporting period. The City submitted its Action Plan in May of 2024 and allocated a portion of the grant for the provision of homeless services.

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<p><i>6B: Repair Loans and Grant Programs for Seniors, Persons with Physical and Developmental Disabilities and Lower-Income Households</i></p>	<p>The City, in partnership 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 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 the Orange County Housing Authority will include continuing City of Newport Beach participation in the Orange County Continuum of Care and continuing to provide CDBG funding.</p>	<p><b>Ongoing</b></p> <p>The City's Senior Housing Assistance Repair Program (SHARP) continues to successfully assist low-income seniors. In 2024, Habitat for Humanity and OASIS staff worked on four new projects and expended a total of \$95,545.59. The project included accessibility modifications as well as mold abatement, wall and cabinet replacement and roof repairs. To date, the program has used \$ 476,222.96 for a total of 20 projects.</p>
<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><b>Ongoing</b></p>

Policy Action	Policy	Status
<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><b>Ongoing</b></p> <p>City Community Development Department staff requests developers include child daycare facilities in developments that include affordable housing.</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><b>Ongoing</b></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> <ul style="list-style-type: none"> <li>• A multi-purpose center owned and operated by the City of Newport Beach in partnership with the Friends of OASIS nonprofit dedicated to meeting needs of senior citizens and their families.</li> <li>• Classes in art, health &amp; fitness, music &amp; dance, foreign languages, technology, enrichment, and much more.</li> <li>• 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 required to join.</li> </ul>

Policy Action	Policy	Status
		<ul style="list-style-type: none"> <li>• Regularly scheduled low-cost special events and socials such as luncheons, concerts, barbecues, a Paint &amp; Wine night and holiday parties.</li> <li>• Travel department coordination of day and overnight trips.</li> <li>• 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).</li> <li>• 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.</li> <li>• Various health resources and screenings for seniors, including flu shots, blood pressure, memory screenings, medication review, and health insurance counseling services.</li> <li>• Regularly scheduled support group meetings at the Center to help senior citizens and their families cope with stress, illness, life transitions, and crises.</li> <li>• 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.</li> </ul>
<p>6F: <i>Emergency Shelters, Transitional and Supportive Housing</i></p>	<p>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</p>	<p><b>In Progress</b></p> <p>City staff met with HCD to discuss next steps in furtherance of this Policy Action and anticipates substantial progress by the middle of 2025.</p>

Policy Action	Policy	Status
	amending NBMC to ensure proper zoning of emergency, transitional, and supportive housing according to State law.	
<i>6G: 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.	<b>Ongoing</b>
<i>7A: 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.	<b>Pending</b>
<i>7B: 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.	<b>Ongoing</b>  Staff intends to implement this Policy Action in conjunction with the amendments necessary to implement Policy Action 3P: Residential Care Facilities in 2025.
<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.	<b>Ongoing</b>  During the 2024 reporting period, no projects were proposed that targeted the provision of housing or services for persons with developmental disabilities.

Policy Action	Policy	Status
7D: Fair Housing Services	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><b>Ongoing</b></p> <p>The City contracted with the Fair Housing Foundation to provide these services. The Fair Housing Foundation provided the following trainings, seminars, and outreach activities for the City in 2024:</p> <ul style="list-style-type: none"> <li>• Fair Housing Workshops – 2/14/24, 9/26/24 and 11/5/24</li> <li>• Contacts Services – 2/14/24 Newport Mesa Family Resource Center, 8/3/24 Newport Mesa Unified School District,</li> <li>• Public service announcement, City of Newport Beach TV – 5/22/24</li> <li>• Literature Distribution – 3,832 documents</li> </ul>
8A: Annual Reporting Program	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><b>Ongoing</b></p> <p>This report is intended to satisfy this Policy Action for the 2024 reporting period.</p>
8B: Water and Sewer Service Providers	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><b>Pending</b></p> <p>The City received notice from HCD of the certification of the City's 6<sup>th</sup> 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>