



CITY OF

NEWPORT BEACH

City Council Staff Report

June 24, 2025
Agenda Item No. 5

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Seimone Jurjis, Assistant City Manager/Community Development
Director - 949-644-3232, sjurjis@newportbeachca.gov

PREPARED BY: Benjamin M. Zdeba, AICP, Planning Manager - 949-644-3253,
bzdeba@newportbeachca.gov

TITLE: Ordinance No. 2025-10: Approving an Amendment to the Housing
Opportunity (HO) Overlay Zoning Districts

ABSTRACT:

For the City Council's consideration is the second reading and adoption of an ordinance that would amend the Housing Opportunity (HO) Overlay Zoning District in Title 20 (Planning and Zoning) of the Newport Beach Municipal Code. This amendment would allocate a certain number of units to City of Newport Beach-controlled properties within the HO-1 (Airport Environs Area) Subarea and within the HO-4 (Newport Center) Subarea and would revise the height limits for several properties within the HO-4 Subarea.

RECOMMENDATIONS:

- a) Find that all potential environmental effects for the amendment have been adequately addressed in the previously certified Final Program Environmental Impact Report identified by State Clearinghouse Number 2023060699, and the City Council of the City of Newport Beach intends to use said document for the approval of the amendment; and
- b) Conduct second reading and adopt Ordinance No. 2025-10, *An Ordinance of the City Council of the City of Newport Beach, California, Amending Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) in Title 20 (Planning and Zoning) of the Newport Beach Municipal Code Related to Implementation of the Housing Element (PA2024-0205)*.

DISCUSSION:

On June 10, 2025, the City Council conducted a noticed public hearing to consider amendments to the Housing Opportunity (HO) Overlay Zoning District and pending Coastal Zoning District that would:

- 1) Allocate 179 dwelling units from the 2,577-unit development limit identified for the HO-1 (Airport Environs Area) Subarea to City-controlled property at 1201 Dove Street;

- 2) Allocate 152 dwelling units from the 2,439-unit development limit identified for the HO-4 (Newport Center Area) Subarea to City-controlled property at 868 and 870 Santa Barbara Drive; and
- 3) Revise the allowable maximum height limit for various properties within the HO-4 Subarea.

After taking public testimony and discussing the proposed amendment, the City Council unanimously adopted Resolution No. 2025-32, to override the Orange County Airport Land Use Commission's determination of inconsistency with the Airport Environs Land Use Plan and Resolution No. 2025-31, to authorize the submittal of the related Local Coastal Program Amendment to the California Coastal Commission. The City Council also introduced Ordinance No. 2025-10 and passed it to a second reading. As part of the City Council's action, Housing Element Site ID Nos. 146 and 147 were removed from the list of properties within the HO-4 Subarea receiving special height limitations for housing projects.

Ordinance No. 2025-10 (Attachment A) will amend the HO Overlay Zoning Districts as noted above. If the ordinance is adopted, it will take effect 30 days after adoption.

FISCAL IMPACT:

There is no fiscal impact related to this item.

ENVIRONMENTAL REVIEW:

All potential environmental effects for the amendment have been adequately addressed in the previously certified Final Program Environmental Impact Report (EIR) identified by State Clearinghouse Number (SCH No.) 2023060699, and the City of Newport Beach intends to use said document for the approval of the amendments. Copies of the previously prepared environmental document are available for public review and inspection at the Planning Division or at the City of Newport Beach website here: [Housing Implementation Program EIR](#) (PA2022-0245). Furthermore, a consistency analysis was prepared by Kimley-Horn & Associates, Inc. on January 9, 2025. It was determined that the Amendment is consistent with the Housing Element and within the scope of the EIR. Under State CEQA Guidelines Sections 15162 and 15164, no additional environmental review is required.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENT:

Attachment A – Ordinance No. 2025-10