



CITY OF NEWPORT BEACH PLANNING COMMISSION STAFF REPORT

March 7, 2019
Agenda Item No. 4

SUBJECT: 2018 General Plan Status Report and Housing Element Annual Progress Report (PA2007-195)

PLANNER: Melinda Whelan, Assistant Planner
949-644-3221, mwhelan@newportbeachca.gov

RECOMMENDATION

- 1) Find the preparation, review and submission of the 2018 General Plan Status Report not subject to the California Environmental Quality Act (CEQA) as the actions are not a project as defined by Section 15378(b)(2) of the Public Resources Code;
- 2) Review and comment on the 2018 General Plan Status Report, including the Housing Element Annual Progress Report; and
- 3) Recommend the City Council review and authorize the submittal of the 2018 General Plan Status Report to the California Office of Planning and Research and the submittal of the Housing Element Annual Progress Report to the State Department of Housing and Community Development.

DISCUSSION

2018 General Plan Status Report

Government Code Section 65400 and the City's General Plan Implementation Program Imp 1.3 require the preparation of an annual report on the status and progress of the General Plan implementation. Following City Council review, the report will be sent to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) as required.

The 2018 General Plan Status Report follows preparation guidelines set forth by OPR. The report reflects the status of the implementation measures between January 1, 2018 and December 31, 2018 ("Reporting Period"), and does not reflect changes or updates which may have been directed in 2019. The implementation programs contained in Chapter 13 of the General Plan are included for reference as Attachment PC 1. The 2018 General Plan Update Status Report (Attachment PC 2) is the City's self-assessment of the status and implementation of the General Plan. The City has achieved substantial progress in the implementation of the General Plan. Some of the progress is evident in completed tasks such as the comprehensive Zoning Code Update in 2010; however, most

INTENTIONALLY BLANK PAGE

progress is illustrated through ongoing tasks and long-term coordination efforts, with updates highlighted for 2018.

Upcoming General Plan Update

In 2017, the City Council and staff considered commencing a comprehensive update to the General Plan in 2018. In early 2018, it was decided the update would commence in 2019. On January 22, 2019, the City Council approved a resolution to initiate a comprehensive review and update of the General Plan. The annual progress report mentions this update even though the process did not officially begin until after the 2018 Reporting Period.

2018 Housing Element Annual Progress Report

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 has provided forms (Excel spreadsheets) and definitions to incorporate new reporting requirements pursuant to Assembly Bill 879 and Senate Bill 35. 2018 is the first year cities and counties, including Newport Beach, will use the new mandatory forms for the APR. The forms include six large tables (Tables A through F), and a summary of the contents of each table is provided below. The forms are too large to copy for this report and are available online at the following link: www.newportbeachca.gov/APR.

Table A - Housing Development Applications Submitted

Table A provides a complete listing of all housing applications including discretionary and ministerial permits submitted during the Reporting Period.

The following table is a summary of the net totals of Table A.

Table A Summary - 2018 Housing Development Applications Submitted					
Unit Type	Affordability By Income				Total Submitted
	Very-Low	Low	Moderate	Above-Moderate	
Accessory Dwelling Units	4	0	0	0	4
Single-Family	0	0	0	101	101
Multi-Family	0	0	0	28	28
Total	4	0	0	129	133

Table A2 - 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.

The following table is a summary of the net totals of Table A2:

Table A2 Summary - 2018 Building Activity Summary – Net New Units					
Approved Entitlements		Building Permits Issued		Certificates of Occupancy Issued	
Affordable	Above-Moderate Income	Affordable	Above-Moderate Income	Affordable	Above-Moderate Income
0	0	93 Very-Low Income	398	0	4

Table B - 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 2014-2021 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 five (5) new dwelling units.

Table B Summary: Regional Housing Needs Allocation Progress							
		Permitted Units Issued by Affordability					
Income Level	RHNA Allocation	2014¹	2015¹	2016¹	2017¹	2018²	Total to Date
Very-Low	1	0	0	0	0	93	93
Low	1	0	0	0	0	0	0
Moderate	1	0	0	0	0	0	0
Above Moderate	2	115	197	186	716	398	1,612
Total RHNA	5	-	-	-	-	-	-
Total Units Produced		115	197	186	716	491	1,705

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

This table does not apply to Newport Beach because the City did not have an identified unaccommodated need of sites from a prior Housing Element planning period. In other words, the City currently has sufficient zoning in place to accommodate the City's five-unit RHNA.

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

Table D provides the status and/or progress of implementing each Housing Element Program for the Reporting Period. Attachment PC 3 includes a detailed status report of each Housing Element Program. Some highlights of the program implementation in 2018 are the following:

- The first phase of the Uptown Newport project was issued building permits for 455 units including 91 units for affordable to very-low income households. The units are in the construction phase with anticipated completion in March 2019.
- Construction was completed for The Cove, also known as the Newport Veterans project. This project consisted of the acquisition and rehabilitation of an existing 12-unit apartment building located at 6001 Coast Boulevard in the West Newport area to create 12 low-income units for veterans and seniors.

¹ Data for years 2014-2017 are based on permits finalized (certificates of occupancy issued). The 2018 APR form now requests number of units permitted.

²Due to change in reporting requirements from permits finalized to permits issued, and after consultation with HCD staff, 2018 data includes the 455 units, including 91 very-low income units, issued in 2017 for the Uptown Newport project to ensure proper RHNA credit is given to the City.

- The City's Senior Housing Assistance Repair Program (SHARP) continues to successfully assist low-income seniors. Approximately \$194,000 has been spent to date assisting nine households, with eight projects completed and one in process at the end of 2018. These projects include repairing and weatherizing roofing, bringing landscaping up to code, repairing stairs and railings, and replacing furnaces and windows.
- Staff processed the Newport Crossings Mixed-Use project. The project includes the development of 350 residential apartment units, including 78 units for low-income households. The Planning Commission held a study session on December 6, 2018, and the project was approved on February 21, 2019.

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

This table does not apply to Newport Beach because the City did not approve any commercial development bonus in exchange for the development of affordable housing during the Reporting Period since no new commercial projects were proposed.

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

Table F provides the City's progress in substantially rehabilitating, converting, and preserving affordable housing units during the Reporting Period. For Newport Beach, this table is optional. The information provided in the table reflects the Cove (Newport Veterans project) where 12 units were rehabilitated with partial City funding. This for informational purposes and the rehabilitated units shown do not count towards the City's progress in achieving its RHNA. The project included the acquisition, rehabilitation and conversion of an existing 12-unit apartment building located at 6001 Coast Boulevard to provide affordable housing for 6 very-low income veterans and 6 low-income seniors or veterans. The City contributed \$1,975,000 from the Affordable Housing Fund to assist with the project. The lease-up of units was completed in Spring 2018, and the affordability is guaranteed through an agreement for 55 years.

Environmental Review

The General Plan Status Report, including the Housing Element Report, is not subject to CEQA, as the actions are not a project as defined in Section 15378(b)(2) of the Public Resources Code.

Public Notice

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

Prepared by:

Submitted by:



Melinda Whelan
Assistant Planner



Jim Campbell
Deputy Community Development Director

ATTACHMENTS

- PC 1 General Plan Implementation Program (Chapter 13)
- PC 2 2018 General Plan Annual Status Report
- PC 3 2018 Housing Element Program Status (Table D)

01/12/18

INTENTIONALLY BLANK PAGE

Attachment No. PC 1

General Plan Implementation Program
(Chapter 13)

INTENTIONALLY BLANK PAGE



CHAPTER 13 **Implementation Program**



IMPLEMENTATION

The following implementation programs constitute the principal set of actions and procedures necessary to carry out the goals and policies of the City of Newport Beach General Plan. They are generally described and do not reiterate the policies' specific standards or requirements that must be addressed in implementation, such as permitted development densities and required parkland acreage dedication. Consequently, in implementing the programs it is necessary to review the Plan's policies to assure that they are fully addressed. For the convenience of the General Plan's users, each implementation program is numbered and referenced at the close of each relevant Element policy (Imp ____).

The programs described herein may change over time to reflect available funding or as new approaches are used in the future. To this end, the General Plan Progress Report required to be prepared annually, as described in Imp 1.3 below, should review the continuing applicability of the programs and update this list as necessary. Such modifications would not necessitate a formal amendment of the General Plan, unless they substantively alter the Plan's goals or policies.

Development Management System

The City of Newport Beach's Development Management System encompasses the policy and regulatory documents and procedures that guide land use development and resource conservation in accordance with the goals and policies specified by the General Plan.

1. GENERAL PLAN

Overview

The City of Newport Beach General Plan was prepared and adopted in accordance with the procedural and substantive requirements of California Government Code §65300 et seq. It serves as the statement of official policy for Newport Beach's long term physical development and addresses all elements statutorily required by the Code including Land Use, Housing, Circulation, Conservation, Open Space, Public Safety, and Noise. To avoid redundancy, the subjects of the Conservation and Open Space Element have been merged into the Natural Resources Element. Parks and Recreation, under statute a component of the Open Space Element, has been prepared as a separate element to reflect its importance. As a municipality is permitted to incorporate other elements that pertain to its

PROGRAM

unique characteristics or visions, the Newport Beach General Plan also includes Harbor and Bay, Arts and Cultural, and Historic Resources Elements. Though optional by statute, once adopted they hold equal weight under the law as the mandated elements.

Goals and policies of the General Plan are applicable to all lands within the jurisdiction of the City of Newport Beach. Consistent with state statutes (§65300), the General Plan also specifies policies for the adopted Sphere of Influence (SOI), encompassing Banning Ranch, which represent the City's long-term intentions for conservation and development of the property should it be annexed to Newport Beach. Until that time, uses and improvements of the property are subject to the County of Orange General Plan.

Programs

Imp 1.1 Ensure that Private Development and Capital Improvements are Consistent with the General

California statutes require that a city's decisions regarding its physical development must be consistent with the adopted General Plan. As entitlements for the development of private properties are guided by the City's ordinances and Charter requirements, implicitly they must be consistent with the General Plan. As a consequence, it is necessary for Newport Beach to review all subdivision and development applications and make written findings that they are consistent with all goals and policies of the General Plan (see Imp 12.1 and Imp 13.1). If the project is found to be inconsistent, it cannot be approved without revisions of the General Plan and, as necessary, its implementing ordinances.

When the City or any external agency responsible for the planning or implementation of public works within the City prepares its annual list of proposed public works and its five-year Capital Improvement Program (CIP), these must be submitted to the Planning Commission for review for conformity with the adopted General Plan (Government Code §65401). Additionally, when the City acquires property for public purposes, such as streets and parks, the Planning Commission is required to review this action and report on its consistency with the General Plan (§65402).

Imp 1.2 Update and Revise the General Plan to Reflect Changing Conditions and Visions

While there are no specific deadlines for updates and revisions of the General Plan, state guidelines urge that it be maintained to reflect current conditions, issues, and visions. The State Office of Planning and Research (OPR) is required to notify a city when its general plan has not been revised within eight years. If the plan has not been revised within ten years, OPR must also notify the Attorney General, who will notify the City of the legal risks for failure to maintain a legally adequate plan. An exception is the Housing Element, which is required to be revised at least every five years (Code §65588) and certified by the State Department of Housing and Community Development (HCD). Historically, this deadline has been extended on a number of occasions due to delays in the preparation of the regional housing allocation by the responsible regional agency, the Southern California Association of Governments (SCAG).

While comprehensive revisions occur infrequently in recognition of the long-term role of the General Plan, it is important to monitor its relevance and applicability to local needs and issues as they evolve over time. At least once every five years the City should review the economic markets for commercial, industrial, and housing development; identify trends that impact or provide opportunities for the City; assess the Plan's land use diagram, policies, and standards for their effectiveness in addressing these; evaluate traffic conditions and their correlation with land use development; and amend these where desired and necessary. All amendments must be analyzed pursuant to Charter Section 423 to determine if they must be submitted to the electorate.

As many of the General Plan's implementation programs, particularly the Public Infrastructure and Services Plans and Public Service Programs, are dependent on available funding and evolve over time to reflect changing community needs, they should be reviewed and updated at least once each three years to assure their continuing relevancy. This is a technical revision that would not necessitate a formal amendment of the General Plan, provided that they do not alter its policies, and would best be accomplished as an integral component of the Annual General Plan Progress Report (see Imp 1.3).

Revisions and updates of the General Plan should be made in accordance with the General Plan's Vision Statement, or as modified by future public input. Fundamentally, this should sustain the City's intentions to be a residential community, balanced with supporting retail uses, job opportunities, and visitor and recreational services and amenities. Amendments to accommodate the City's "fair-share" of regional housing demand will be considered in context of these visions and the goals stipulated by this Plan. Increments of additional growth will be linked to the provision of adequate supporting transportation systems, infrastructure, and public services.

Imp 1.3 Prepare Annual General Plan Progress and Housing Element Implementation Reports

The California Government Code §65400(b)(1) requires all cities and counties to submit an annual General Plan Progress Report to their “legislative bodies,” the State Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD). The purpose of the report is to provide information on the status of the General Plan and the progress made in implementing its programs and goals including the adequacy of transportation, utility infrastructure, and public services to support entitled projects. Additionally, the Report must specify the degree to which the approved general plan complies with the General Plan Guidelines published by the Governors Office of Planning and Research (OPR) and the date of its last revision.

As required by State Housing Element Law, the City is also required to monitor all housing programs and complete a detailed annual Housing Element Implementation Report that documents the City’s progress in fulfilling its share of the Regional Housing Needs Assessment; the status of the implementation of each of the housing programs of the City’s Housing Plan; and reviews actions and programs adopted to remove or mitigate governmental constraints on the development of housing for all income levels.

2. ZONING CODE

Overview

The City of Newport Beach Zoning Code, Title 20 of the Municipal Code, is one of the primary means of implementing the General Plan. Unlike the long-term perspective of the General Plan, the Zoning Code anticipates the immediate uses of the land. Areas within the SOI are governed by the County of Orange Zoning Code, until annexation to the City, when they would be subject to the City’s Code.

While state statutes do not require consistency between the General Plan and Zoning Code for charter cities, such as Newport Beach, most court decisions in the state pertaining to the regulation of land use development in such communities have set the General Plan as the standard by which development entitlements that have been legally challenged have been measured. This is based on the premise that effective implementation of a general plan necessitates mutually reinforcing actions, such as a consistent zoning code. Newport Beach’s practice has been to maintain consistency between its General Plan and Zoning Code.

Programs

Imp 2.1 Amend the Zoning Code for Consistency with the General Plan

Adoption of the updated General Plan necessitates a thorough review of the Zoning Code’s regulations for consistency with the General Plan’s Land Use Plan and policies. This shall include review of Code requirements pertaining to areas designated as “Specific Plans” (see “Specific Plans” below) and amendments to Planned Community (PC) Development Plans.

In accordance with state statutes, the Zoning Code shall be amended “within a reasonable time” of the adoption of the updated General Plan. While a specific time frame is not specified, it is common practice for communities to revise their zoning within a 12- to 18-month time period.

In summary, map and text amendments may be necessary to accomplish the following:

- a. Review and revise land use classifications to reflect the General Plan’s policies for permitted uses, densities/intensities, and development standards. These need to reflect the new types of land use categories, including those that provide for the vertical and horizontal mixing of housing with commercial, office, visitor-serving and other non-residential land uses.
- b. Add standards to implement policies addressing community character and design and development for each land use category and as defined for sub-areas.
- c. Review and amend, where necessary, Code requirements and standards pertaining to the location and design of development to protect terrestrial and marine environmental resources; protect development and populations for the risks of environmental hazards such as earthquakes, tsunamis, methane gas, and excessive noise; and maintain the integrity and quality of Newport Harbor and the Upper Bay.
- d. Review and amend the Code, as necessary, to achieve specific objectives of the General Plan such as lot consolidation to improve the economic viability of commercial uses, retention of marine-related businesses, development of affordable housing, and implementation of more environmentally sustainable buildings and site planning. These may be accomplished through development requirements and/or incentives.
- e. Review and amend the Code, as necessary, to assure that developer requirements for the dedication of lands for roadway improvements, parklands, and other elements defined by General Plan policies are fulfilled, including specifications and procedures for which in-lieu fees may be contributed.

3. SPECIFIC PLANS

Overview

Specific plans are tools for the systematic implementation of the General Plan and intended to implement and regulate land use and development within a specific project boundary, subject to the substantive and procedural requirements of §65450 through §65450 of the California Government Code. Specific plans are regulatory documents adopted by ordinance and, to date, have been incorporated into Newport Beach’s Zoning Code. Therefore, all development standards contained therein are enforceable by law.

Specific plans that have been adopted by the City of Newport Beach, generally, are more limited in their scope and application than authorized by the California Government Code. Principally, they are more specific than underlying the parallel zoning requirements in their definition of development standards and design guidelines to reflect the unique characteristics of their planning area. Some prescribe programs for visual enhancement and streetscape improvements. Adopted specific plans at the time of the approval of the updated General Plan include Newport Shores, Mariner’s Mile, Cannery Village/McFadden Square, Santa Ana Heights, Central Balboa, and Old Newport Boulevard.

A “placeholder” is included in the Code for the anticipated future preparation of a specific plan for Corona del Mar. However, the updated General Plan does not specify a specific implementation structure or regulating document for Corona del Mar or most other areas.

As a component of the revision of the Newport Beach Zoning Code for consistency with the General Plan (Imp 2.1, above), development regulations for designated Specific Plan areas of the City shall be reviewed and amended as necessary.

Programs

Imp 3.1 Preparation of New Specific Plans

As specific plans are considered by the state OPR to be especially useful for large projects and sites with environment constraints, there are several potential applications in the City of Newport Beach. These may be prepared by either the City or private sector. However, responsibility for their adoption lies with the City Council.

- a. Should Banning Ranch not be acquired as open space, guidelines and standards for the integration of development with the preservation of critical habitat, bluffs, and other natural open spaces are essential. General Plan policies for the intermixing of a variety of housing types with local retail services, a hotel, and park in a walkable and sustainable environment can best be accomplished through detailed development standards and design guidelines that are not currently contained in the City’s ordinances. A specific plan, as conceived by state statute, would also encompass detailed infrastructure, financing, and phasing plans. A specific plan would also be helpful in assuring that the quality of development and scope of resource protection desired for this property would be achieved
- b. Specific plans may also be considered to satisfy the regulatory planning requirements for the residential villages proposed for the Airport Area and the integration of the mix of medical-related, housing, commercial, and industrial uses in West Newport Mesa. In these cases, the specific plans would serve as important tools to guide the development of multiple properties into a cohesive district. It would establish standards for a suitable interface among the diverse permitted land uses, a high level of architectural design and site landscape, and the incorporation of parklands, unifying streetscapes, and other amenities.

4. DEVELOPMENT PLANS/PLANNED COMMUNITIES

Overview

The City of Newport Beach provides for a “Planned Community” (PC) designation for the development of large properties, usually under one ownership, with the objective of producing a well-defined and cohesive district that integrates one or more type of housing unit and supporting uses that meets standards of density, open space, light and air, pedestrian and vehicular access, and traffic circulation similar to comparable residential and commercial districts in the City, as well as reflects the unique environmental setting of the property. These define specific development standards that are customized to reflect the unique attributes of the property and its surroundings.

Programs

Imp 4.1 New “Planned Community” Development Plans

In lieu of the preparation of specific plans, as discussed above, the City may elect to have “Planned Community” plans prepared for large scale development projects permitted by the General Plan. Principally, these would apply to Banning Ranch, and residential villages in the Airport Area. For the latter, these would serve as the “regulatory plan” required for each village. This would expand the traditional use of the City’s PC designations to incorporate detailed design guidelines, infrastructure plans, phasing, and financing mechanisms.

5. LOCAL COASTAL PROGRAM

Overview

Implementation of *California Coastal Act* policies is accomplished primarily through a Local Coastal Program (LCP) that contains a Coastal Land Use Plan (CLUP) and Implementation Plan (IP). The CLUP sets forth goals, objectives, and policies that govern the use of land and water in the coastal zone within the City of Newport Beach, with the exception of Newport Coast and Banning Ranch. Newport Coast is governed by the previously certified and currently effective Newport Coast segment of the Orange County Local Coastal Program. Banning Ranch is a Deferred Certification Area (DCA) due to unresolved issues related to land use, public access, and the protection of coastal resources. The IP consists of the zoning ordinances, zoning district maps, and other legal instruments necessary to implement the land use plan.

Programs

Imp 5.1 Review and Revise Coastal Land Use Plan for Consistency with the General Plan

The General Plan’s updated goals and policies were written in consideration of the CLUP approved by the California Coastal Commission on February 8, 2006. Many of its policies were directly incorporated in the Land Use, Harbor and Bay, Natural Resources, Recreation, and Safety Elements. However, there are a number of policies in the updated General Plan that may deviate from those in the approved CLUP. Among these are policies for the inclusion of housing and mixed-use developments in portions of the coastal zone and the revised land use classification and density/intensity system. It will be necessary to review and amend the CLUP for consistency and submit these to the Coastal Commission for certification.

6. SUBDIVISION ORDINANCE

Overview

The City of Newport Beach Subdivision Ordinance, Title 19 of the Municipal Code, regulates and controls the division of land within the City in accordance with the *Subdivision Map Act* and Government Code §66411. The Subdivision Ordinance regulates the design and improvement of

subdivisions, requires dedications of public improvements, establishes development impact fees and mitigation programs, and requires conformity with the provisions of the City's General Plan. This includes the review and approval of lot size and configuration, street alignments, street grades and widths, traffic access, drainage and sanitary facilities, lands dedicated for public uses (e.g., schools and parks) and open spaces, and other measures as may be necessary to insure consistency with or implementation of the General Plan.

Programs

Imp 6.1 Review the Subdivision Ordinance for Consistency with the General Plan

On adoption of the updated General Plan, the Subdivision Ordinance shall be reviewed and amended where necessary to ensure consistency with its goals and policies. This may encompass revisions related to the Plan's policies pertaining to the intermixing of uses; site planning and design; landscape improvements; roadway and street standards and improvements; storm drainage and pollution runoff control; conformance to natural topography and landscapes; terrestrial and marine habitat protection; landform and coastal sand protection; flooding, fire, geologic, seismic, and other hazard abatement; environmental impact mitigation, and infrastructure and public service concurrency.

Additionally, the City should examine and modify the Ordinance to reflect state-of-the-art land development practices that enhance environmental sustainability, such as the draft "LEED for Neighborhood Developments (LEED-ND) Rating System." These standards would largely be applicable to large scale development projects, such as the Banning Ranch.

7. BUILDING AND CONSTRUCTION CODE

Overview

Building construction in the City is regulated by Title 15 of the Newport Beach Municipal Code, "Buildings and Construction." This encompasses the 1994 Uniform Code for Building Conservation; 1997 Uniform Administrative Code; Uniform Housing Code; California Swimming Pool, Spa, and Hot Tub Code; the 2001 California Building Code; California, Mechanical Code, and California Plumbing Code; the 2004 California Electrical Code; Newport Beach Excavation and Grading Code; Newport Beach Flood Damage Protection; and the Newport Beach Construction Site Fencing and Screening. Additionally, Title 15 includes regulations for Earthquake Hazard Reduction in Existing Buildings, Sign Code, House Moving, Abatement of Substandard Buildings, Undergrounding of Utilities, Fair Share Traffic Contribution, Traffic Phasing, Major Thoroughfare and Bridge Fee Program, Development Agreements, Flood Damage Protection, Methane Gas Mitigation, Wireless Telecommunications Facilities, and Santa Heights Redevelopment. The City applies the most recently updated codes by state, federal, and professional organizations. The Fair Share Traffic Contribution ordinance and accompanying resolution determine the total unfunded cost of completing the City's Circulation Element and allocate this cost to future development based on traffic generation rates.

Programs

Imp 7.1 Review Building and Construction Code for Consistency with General Plan

General Plan policies largely mimic the provisions of the City's Building and Construction Code (Title 15), particularly those addressing public safety. As the General Plan specifies many new policies pertaining to the design and development character of many land use districts, the Code should be reviewed to assure that these are fully addressed. In addition, as the General Plan provides for the development of high-rise multi-family residential, the Code should also be reviewed for its adequacy in consideration of the policies for such building types in the Airport Area.

The City should also consider revisions of Title 15 to foster the use of "green-building" techniques that have not been traditionally used in the City, as well as other appropriate revisions to achieve the Plan's policy objectives.

Imp 7.2 Revise Fair Share Traffic Contribution Ordinance

The updated Circulation Element will require revisions of the City's Fair Share Traffic Contribution Ordinance, Chapter 15.38, for consistency, with periodic updates as necessary for funding consideration changes (including the implications of regional improvements such as those contained in the Orange County Master Plan of Arterial Highways and the traffic contribution of adjacent cities such as Irvine, Huntington Beach, Costa Mesa, and Laguna Beach). This ordinance and accompanying resolution determine the total unfunded cost of completing the City's Circulation Element and allocate this cost to future development based on traffic generation rates.

Imp 7.3 Review and Update Transportation Demand Ordinance

The Transportation Demand Management (TDM) Ordinance should be periodically reviewed and updated to address the needs of new development types and land use mixes, especially as mixed use development is implemented in areas such as Newport Center and the Airport Area.

8. OTHER CODES AND ORDINANCES

Overview

General Plan policies are also implemented through a diversity of other codes and ordinances of the City of Newport Beach. Relevant sections of the Municipal Code may include, but are not limited to, the following:

- Title 6, Health and Sanitation
- Title 9, Fire Code
- Title 10, Offenses and Nuisances
- Title 11, Recreational Activities
- Title 12, Vehicles and Traffic
- Title 13, Streets, Sidewalks, and Public Properties
- Title 17, Anchorage and Mooring Regulations

Programs

Imp 8.1 Review Codes and Ordinances for Consistency with the General Plan and Update Periodically

On adoption of the General Plan, relevant codes and ordinances of the City shall be reviewed for their consistency and revisions prepared where necessary. These shall be updated periodically to reflect state-of-the-art practices and technologies. Representative of the issues addressed by General Plan policy that should be reviewed are the following:

- 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
- b. Regulation and transfer of mooring permit applications and titles
- c. Standards for the design and siting of bulkheads, pier, and similar structures to address their potential visual impacts
- d. 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

Imp 8.2 Prepare New Codes, Ordinances, and Guidelines

The updated General Plan shall be reviewed and evaluated for the need to adopt new codes and ordinances that implement its policies and standards. Among those that may be considered for their appropriateness are the following:

- a. A “commercial-residential” interface ordinance that regulates use, activity, and design of commercial properties located on shallow parcels directly abutting residential neighborhoods
- b. 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
- c. 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
- d. 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

9. CITY COUNCIL POLICY MANUAL

Overview

Many regulatory policies established by the City Council are adopted by ordinance and included in the Municipal Code. However, other policies also are established which by their nature do not require adoption by ordinance. These policy statements adopted by resolution of the City Council are

consolidated within the Newport Beach City Council Policy Manual. This Manual contains numerous policies that establish rules and guidelines for City administration, planning, public works and utilities, environmental protection, city services, and coastal activities. These policies help to guide residents and city staff in the direction that Council will take on certain matters. City Council Policies are set at Council Meetings and are reviewed annually.

Programs

Imp 9.1 Review City Council Policy Manual for Consistency with the General Plan

The City Council Policy Manual shall be reviewed to assure that its policies are consistent with the updated General Plan.

10. DATABASE MANAGEMENT AND DEVELOPMENT TRACKING AND MONITORING

Overview

Among the responsibilities of the City's Management Information Systems (MIS) Division is the maintenance of a centralized database development and support system. This is supplemented by the development and maintenance of data by individual City departments. This includes the Geographic Information System (GIS) that allows data to be connected to all parcels in the City, facilitating analysis and display of information geographically.

Tracking new development as it is approved will enable the City, property owners, and the public to easily and quickly know how much development potential remains for a property or an area. Incorporation of the data base in GIS format on the city's web page would facilitate public access and review. In addition, adoption and voter approval of the updated General Plan will modify the development capacities in the City, and these will be used as the basis for the review of project applications and determination of the need for voter approval pursuant to Charter Section 423.

Programs

Imp 10.1 Maintain Up-to-Date Comprehensive Database

Data that is likely to change over a comparatively short time period, 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. In its annual budgeting process, priority should be placed on expenditures for the compilation of data that informs the City's development decisions, public works improvements, services, and programs.

Imp 10.2 Maintain Development Tracking and Monitoring Program

As new development is approved and implemented, the number of dwelling units and building area of non-residential development should be tracked to enable the City to inform property owners, developers, and decision-makers regarding the amount of remaining development capacity for

pertinent Statistical Areas and individual parcels. This will facilitate the City’s compliance with the development thresholds and limits required by Charter Section 423.

11. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Overview

Chapter 20.90.050 of the Newport Beach Municipal Code requires that a project that is not exempt from the *California Environmental Quality Act* (CEQA) shall be reviewed and either a Negative Declaration or an Environmental Impact Report (EIR) shall be prepared. The City’s Implementation Procedures for CEQA are presented in the City Council Policy Manual, Policy “K.3.” These specify the activities that are subject to, not subject to, and exempt from CEQA; content and procedures for Initial Studies, Negative Declarations, and Environmental Impact Reports; processes for consultant assistance in the preparation of environmental studies and documents; fees for CEQA processing; and authorities of the Planning Director.

In conformance with CEQA requirements, a “Program” EIR was prepared and certified for the updated City of Newport Beach General Plan. Some of the provisions that might have been defined as mitigation measures have been incorporated as policies of the General Plan, so that the requirements are specified in one document.

The Program EIR is written to the level of specificity of the General Plan’s Land Use Plan’s goals, policies, and programs. It may serve as a reference in the preparation of CEQA-required environmental documents for implementation of the General Plan, subsequent Specific Plans, Precise Plans, capital improvements, and other actions that are consistent with the General Plan.

Programs

Imp 11.1 CEQA Review Development and Entitlement Applications

Applications for entitlement and development in the City of Newport Beach shall be subject to review in accordance with the City Council Policy Manual Implementation Measures for CEQA. Environmental analyses shall include assessment of the project’s consistency with General Plan policies pertaining to each environmental topic under discussion. To the extent permitted by state law and court decisions, the General Plan Program EIR can be used as citywide framework from which project EIRs can be tiered. The Program EIR shall not be used for any project that is more intense than, or inconsistent, with the General Plan.

12. FISCAL IMPACT ANALYSIS

Overview

A Fiscal Impact Model has been developed that documents the balance of costs of public services and revenues to be derived resulting from the mix of land uses permitted by the General Plan. These are assigned to each category of land use, single family residential, multi-family residential, retail

commercial, and office development, for example. As the analyses conclude, the mix of uses is highly inter-related and the fiscal benefits of individual land uses cannot be considered independently.

Programs

Imp 12.1 Evaluate Fiscal Benefits of Development Proposals and Annexations

Significant development projects and General Plan Amendments shall be evaluated for their net fiscal impacts on the City of Newport Beach. This will use the Fiscal Impact Model developed for the General Plan and identify all costs for public services and revenues to be derived. The City shall decide the type, scale, and mix of uses that shall be subject to fiscal review.

Imp 12.2 Maintain and Update Fiscal Impact Model

To ensure that the Fiscal Impact Model continues to be a useful tool for evaluating development proposals, annexations, and related actions, the City should maintain and regularly update the base information in the model.

13. DEVELOPMENT AGREEMENTS

Overview

In accordance with Chapter 15.45 of the Newport Beach Municipal Code, development agreements may be prepared as contractual agreements between the City and developers to provide assurances to each party regarding the uses to be entitled, rules of development, and public benefits of the development project. The Code stipulates that a development agreement specify the duration of the agreement, permitted uses of the property, density or intensity of use, maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes, if required. The agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions and may specify the timing and phasing of construction.

The uses and development standards specified by a development agreement must be consistent with the General Plan and/or, where appropriate, Specific Plan and Local Coastal Program.

Programs

Imp 13.1 Process Development Agreements

For new master planned residential communities and large scale commercial and mixed-use projects, the City and project developers may elect to enter into a development agreement. Such a tool may be useful in guiding development that may be permitted on Banning Ranch if not acquired as open space, development of residential villages within the Airport Area, and the integration of multiple uses in West Newport Mesa. Development Agreements shall be required for housing developed as additive infill on surface parking lots in the Airport Area and the additional entitlement of 450 housing units in Newport Center and shall specify the public benefits to be contributed by the developer in exchange for the City's commitment for the number, density, and location of the housing units.

Governance

The Governance portion of the General Plan Implementation Program describes the institutional processes through which key policy decisions related to land use development, capital improvements, and resource conservation will be made and carried out.

14. INTERAGENCY COORDINATION

Overview

Implementation of the General Plan's goals and policies requires the cooperation and coordination of the City with a diversity of local, state, and federal agencies and private and semi-private institutions. The following summarizes many of the interagency coordination procedures directly related to the General Plan's policies that are currently being carried out or anticipated in the short-term. These will be supplemented by other ongoing programs and new strategies that will be defined during the life span of the General Plan's implementation.

Programs

Imp 14.1 Adjoining Cities

The City of Newport Beach has established "borders committees" to collaborate with the cities of Irvine, Huntington Beach, and Costa Mesa to address planning, development, transportation, and other issues that jointly impact the communities. Newport Beach will also work with surrounding jurisdictions and agencies to coordinate and test emergency preparedness and response plans.

Imp 14.2 Coordinate with School Districts

The City of Newport Beach and the school districts serving the City, including the Newport-Mesa Unified School District, Santa Ana Unified School District, and Laguna Unified School District, shall work together on the identification and acquisition of potential school sites and expansion of existing facilities; monitoring and management of traffic conditions at school locations; CEQA-required documentation for residential projects; and joint-use agreements for public recreational uses of school properties.

Imp 14.3 Coordinate with Orange County

The City of Newport Beach and Orange County should continue to collaborate in numerous 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.

Imp 14.4 Coordinate with Orange County Transportation Authority (OCTA)

The Orange County Transportation Authority (OCTA) is a multi-modal transportation agency serving Orange County. It is responsible for countywide bus and paratransit service, Metrolink commuter rail

service, the 91 Express Lanes toll facility, freeway, street and road improvement projects, motorist aid services, and regulation of taxi operations. Through the adopted Measure M, a voter-approved half-cent sales tax for transportation improvements, OCTA allocates funding for specific transportation improvement projects in three major areas—freeways, streets, roads and transit. OCTA also secures funding for regional and local agencies from state and federal agencies. The City of Newport Beach will implement General Plan policies by doing the following:

- Working with OCTA to support the implementation of needed regional Master Plan improvements that will benefit mobility within the City
- Soliciting funding from OCTA for local transportation, transit, parking, bikeway, and other related improvements as such revenues are available in the future
- Periodically reviewing the adequacy of transit service in Newport Beach and coordinating with OCTA to provide transit support facilities including park-and-ride lots, bus stops, shelters, and related facilities
- Coordinating with OCTA to establish or modify bus stop locations to provide adequate access to local residents and to destinations for external uses, as well as efficient and safe traffic operations
- Requesting the OCTA to assess the need for the expansion of fixed-route service and efficient transportation to future transportation facilities
- Coordinating with OCTA to provide expanded summertime bus and/or shuttle service to reduce visitor traffic
- Coordinating with OCTA to provide programs to issue monthly bus passes locally and provide special programs for subsidizing passes for the disadvantaged

Imp 14.5 State of California Department of Housing and Community Development

The California Department of Housing and Community Development (HCD) is responsible for the certification of Newport Beach's Housing Element (see Development Management System above). Each five years, the City shall update the Element based on input received from the HCD and regional agency (Southern California Association of Governments) regarding the City's "fair share" of regional housing demand. The focus of the update will be on the provision of adequate sites and programs for affordable housing.

Imp 14.6 Coordinate with California Coastal Commission

The California Coastal Commission is responsible for the implementation of the *California Coastal Act of 1976*. As described above (Development Management System), the City's Local Coastal Program's (LCP) Land Use Plan (CLUP) had been certified at the time of the adoption of the updated General Plan. The City shall work with the Coastal Commission to amend the CLUP to be consistent with the General Plan and pursue certification of the Implementation Plan. The City shall ensure that on certification, applications for development shall be reviewed by the City for consistency with the certified LCP and *California Coastal Act of 1976*.

Imp 14.7 Coordinate with the California Resources Agency, Department of Fish and Game

The California Resources Agency Department of Fish and Game is responsible for the maintenance of native fish, wildlife, plant species, and natural communities for their intrinsic and ecological value. This includes habitat protection and maintenance in a sufficient amount and quality to ensure the survival of all species and natural communities. The Department is also responsible for the issuance of permits for lake and streambed alterations, incidental takes of state-listed species, in accordance with the *California Endangered Species Act*, and near-shore fishery activity.

Implementation of the General Plan's policies for natural resource protection shall be achieved through the City's consultation with the DFG in the review of projects that may impact terrestrial and marine resources and identification of resource protection and impact mitigation measures, including support for the DFG's efforts for habitat acquisition and restoration on Banning Ranch. The City shall cooperate with the DFG and other agencies in implementing the eel grass restoration of Newport Bay and programs for the protection and management of upper Newport Bay, including the Newport Beach Marine Refuge, Irvine Coast Marine Life Conservation Areas, and Upper Newport Bay State Marine Park.

Imp 14.8 Coordinate with the California Department of Parks and Recreation

The California Department of Parks and Recreation is responsible for the management of state parks and beaches under its jurisdiction. In Newport Beach, this includes Corona del Mar State Beach and Crystal Cove State Park. Cooperate in maintaining and expanding, where appropriate, recreational opportunities along the coast and marine recreation related facilities.

Imp 14.9 Coordinate with the California Department of Transportation

The California Department of Transportation (Caltrans) is responsible for the planning, construction, and maintenance of state highways and freeways, including SR 73 and Newport Boulevard (SR 55) between Finley Avenue and the City boundary. Coast Highway in Newport Beach, excluding the portion from Newport Coast Drive to Jamboree Road, is currently a state highway and Caltrans maintains authority over its right-of-way and standards for improvements. The General Plan recommends that the City discuss and negotiate with Caltrans for the relinquishment of Coast Highway through the City as a State Highway and begin these discussions at the earliest possible time.

Imp 14.10 Transportation Corridor Agencies (TCA)

The Transportation Corridor Agency (TCA) oversees the San Joaquin Hills (SR-73) Toll Road. It is governed by a Board of Directors made up of elected officials from cities and county districts that are adjacent to the toll roads, whom are appointed by the respective cities. The San Joaquin Hills Toll Road was built as a state highway, owned and maintained by Caltrans and the TCA is responsible for public oversight, toll policies, operations, and financing. The City shall coordinate its local roadway improvements that impact and are impacted by the Toll Road with the TCA.

Imp 14.11 California Public Utilities Commission

The California Public Utilities Commission (PUC) regulates privately owned telecommunications, electric, natural gas, water, railroad, rail transit, and passenger transportation companies. Among its

responsibilities is the coordination of funding for the undergrounding of overhead utilities. Newport Beach shall work with the PUC in obtaining funding and implementing the undergrounding of remaining overhead utilities.

Imp 14.12 Coordinate with United States Army Corps of Engineers

Among its responsibilities, the United States Army Corps of Engineers (USACE) is responsible for the protection of water resources, habitat, and hydrological processes in the “navigable waters” of the United States. This encompasses wetlands, in addition to Newport Harbor and Bay.

Implementation of the General Plan’s policies for natural resource protection shall be achieved through the City’s support of programs of the USACE, with other agencies, in the restoration of wetlands and other habitat on Banning Ranch. The City shall cooperate with the USACE and other agencies in implementing the eel grass restoration of Newport Bay and programs for the protection and management of upper Newport Bay, including the Newport Beach Marine Conservation Area, Irvine Coast Marine Life Refuge, and Upper Newport Bay State Marine Park. In addition, the City shall coordinate with USACE in the maintenance and delineation of federal navigational channels for navigation and safety in Newport Harbor and securing and funding sediment disposal sites for future dredging projects.

Imp 14.13 Coordinate with United States Fish and Wildlife Service

The US Fish and Wildlife Service (USFWS) is responsible for conserving, protecting, and enhancing fish, wildlife, and plants and habitats that are subject to federal jurisdictional authority within Newport Beach. The City shall cooperate with the USFWS, in collaboration with other resource agencies, in the protection of terrestrial and marine resources including wetlands and other important habitats on Banning Ranch and supporting and implementing management of the Upper Newport Bay State Marine Park and marine life refuges off shore of Corona del Mar and Newport Coast.

Imp 14.14 Coordinate with Environmental Protection Agency

The US Environmental Protection Agency (EPA) is responsible for protecting human health and the environment. Other responsibilities include developing and enforcing regulations that implement environmental laws enacted by Congress; cooperating with the US EPA, in collaboration with other resource agencies, in the protection of terrestrial and marine resources; and working with the EPA to secure sediment disposal sites for future dredging projects.

Imp 14.15 Coordinate with United States Postal Service

The United States Postal Service (USPS) maintains a distribution facility in Mariner’s Mile. Newport Beach should work with the USPS for the possible relocation of this postal distribution facility to enable its reuse for parking or retail activity. The City should assist in the identification of potential alternative sites that are accessible to residents and do not adversely impact neighborhood character.

Imp 14.16 Other Agencies.

There are numerous other agencies that have jurisdiction and/or are involved in the development, capital improvement, and conservation programs of the City of Newport Beach. The following lists some of these key agencies:

- Energy and telecommunications service providers such as Southern California Edison Company and Southern California Gas Company
- Santa Ana Regional Water Quality Control Board
- Metropolitan Water District
- South Coast Air Quality Management District
- Southern California Association of Governments
- California State Parks
- National Marine Fisheries Service

15. ANNEXATION

Overview

Lands may be annexed into the City of Newport Beach with the approval of the Local Agency Formation Commission (LAFCO) and registered voters within the area to be annexed or property owners, based on land valuation, where there are no residents.

During the approval process the City must identify its intended zoning for the area, which must be consistent with the General Plan; review of the environmental impacts of annexation; identify the costs and adequacy of government services; evaluate the ability of the City to provide the services to the annexed area and sufficiency of revenue demonstrated; and establish a program and compensation defined for the transfer of existing facilities, such as parks and libraries, and capital improvements from the County to the City.

A fiscal impact study should be conducted for any proposed annexation that identifies all costs of services, the revenue to be derived, and the net effect on the City's overall fiscal balance. In practice, this will be accomplished through the Fiscal Impact Model developed for the General Plan update. Unincorporated lands within Newport Beach's sphere of influence should be considered for annexation.

Programs

Imp 15.1 Encourage Annexation of Banning Ranch Prior to Development

The City shall work with the property owners to reach agreement on development of the property (if it is not acquired as open space) with City approvals and its annexation into Newport Beach prior to development, to assure that development is consistent with the goals and policies of the General Plan.

Public Infrastructure Plans

A diversity of public and quasi-public agencies is responsible for the provision of infrastructure and services for Newport Beach's residents and businesses. These include agencies both under the jurisdiction and independent of the City. Each is responsible for the planning and funding of improvements to assure that existing and projected future needs of Newport Beach's residents are

met. The General Plan provides information to each agency regarding the City's intended distribution and density/intensity of future growth that should serve as the basis for the updating of Public Improvement Plans that specify the type, amount, cost, and phasing of public improvements and facilities necessary to support future population and employment development.

16. MOBILITY INFRASTRUCTURE AND TRAFFIC MANAGEMENT

Overview

The City's Department of Public Works is responsible for the planning, engineering, and improvement of streets throughout the City, except the portions of Coast Highway and Newport Boulevard that are designated State Highways, State Route 73, and streets within gated residential communities. It is anticipated that the City will assume responsibility for Coast Highway in the future. Required improvements are reviewed annually, prioritized, and funded by the City's Capital Improvement Program (CIP).

Programs

Imp 16.1 Improve Arterial Streets and Highways According to Classification

The City shall take the necessary actions to obtain the required right-of-way to provide the ultimate cross sections for each type of roadway classification designated in the General Plan when adjacent land development occurs.

Imp 16.2 Monitor Traffic Conditions and Plan for and Fund Improvements

The City shall monitor, design and manage roadway conditions and maintain streets. Periodically, the City shall conduct traffic counts at key intersections and roadways (average daily traffic counts and peak hour intersection counts). The City shall strive to maintain Level of Service "D" as specified in General Plan policies. Street improvements in the City's Capital Improvement Program shall be reviewed and updated regularly to meet and maintain the adopted traffic level of service standards and be consistent with Measure M and State Congestion Management Program requirements.

Imp 16.3 Construct Street and Highway Improvements

The City shall construct necessary improvements to street intersections to attain acceptable Levels of Service, as defined in the Circulation Element. These shall be implemented as needed based on the list of impacted intersections included in the General Plan EIR, and also in accordance with development project traffic impact studies. Intersections with improvements necessary for buildout conditions are delineated on Figure CE-3 of the Circulation Element.

Imp 16.4 Monitor Roadway Conditions and Operational Systems

The City shall monitor and maintain City streets and thoroughfares. The City shall develop and follow a schedule for periodic review of City streets with respect to pavement, signage, signalization, and

comparable elements. If inadequacies are found, the City will perform or contract with a consultant to perform maintenance of roadway features.

Imp 16.5 Maintain Consistency with Regional Jurisdictions

The City shall maintain consistency with regional jurisdictions (Caltrans, Orange County) to provide adequate facilities including roadway infrastructure plans and design standards. The City shall work with regional jurisdictions to modify regional plans (such as the Orange County Master Plan of Arterial Highways) so that they are consistent with City plans. The City will also periodically review City standards to ensure they remain up-to-date and consistent with regional standards as new standards are adopted.

Imp 16.6 Local/Neighborhood Access Roads

The City shall undertake studies of residential neighborhoods on a case by case basis to identify local circulation patterns and principal access points in order to assess the opportunities and needs to restrict, divert, or mitigate arterial traffic intrusion. Such studies should include an assessment of the traffic impacts on the entire neighborhood and the participation of neighborhood residents to prepare a consensus plan of neighborhood traffic control. In addition, the City shall maintain standards that ensure safe and efficient access for emergency vehicles to residential, commercial, and industrial areas.

Imp 16.7 Traffic Control

Traffic congestion shall be reduced through reasonable methods utilizing conventional and innovative methods for traffic control. Traffic signal timing standards, in addition to serving drivers, should adequately provide for pedestrian crossings. Traffic signal interconnect systems shall be maintained and upgraded to efficiently coordinate and control traffic flows on arterial streets. The City shall identify and incorporate intelligent transportation systems as a logical method to improve peak hour traffic flow.

The special issue of summertime traffic should be monitored and evaluated periodically. The City should continue to evaluate and implement, if appropriate, summertime traffic control measures and/o alternative transportation modes to reduce the impact of high volume summer traffic.

Imp 16.8 Provide Public Transportation

The City shall continue to operate local demand-responsive transit service within the City to ensure mobility and accessibility for the City's citizens, especially the elderly. The City shall also work with the Orange County Transportation Authority for countywide bus service that will guarantee regional and local travel options. The City should encourage the development of additional public transportation services and facilities such as park-and-ride facilities, and look for opportunities to support the upgrade and enhancement of existing services.

Imp 16.9 Manage Truck Operations

Maintain and enforce a system of truck routes on specified arterial streets to control trucking and delivery operations within the City. Periodically review the truck route system and make changes as required to ensure that it adequately serves the City and protects areas of the City from truck traffic intrusion. Work with regional agencies as they continue to assess goods movement in Orange County.

Imp 16.10 Improve Parking Supply and Management

Parking Management Programs shall be considered for commercial and residential areas of the City with inadequate parking, such as Corona del Mar and the Balboa Peninsula. This may consider the development of public parking lots or structures, street parking permitting, valet programs, and similar techniques as feasible. Existing public parking lots should be evaluated for their accessibility, utilization, and proximity to the uses they support. Possible relocation should be considered where they do not effectively support surrounding land uses.

Funding for public parking facilities may be derived from the establishment of parking districts, supported by local businesses and organizations, including Business Improvement Districts. In-lieu fee programs shall be considered to fund the development of public parking.

The City shall work with commercial, office, and institutional property owners to encourage the use of parking areas on weekends and holidays in conjunction with transit services.

Imp 16.11 Maintain Trails

Newport Beach should continue to develop and maintain non-motorized transportation systems as a viable alternative to vehicular travel and to help satisfy local recreational needs, and should include trails and facilities that traverse the citywide area. A system of route designations for bicycles, equestrians, and pedestrians, as well as support facilities shall be maintained in cooperation with adjacent jurisdictions, where appropriate.

Imp 16.12 Marine Transportation

The City shall conduct a study to evaluate the feasibility of marine transportation services as a supplement to automobile use. Marine transportation docking, buildings, and support facilities such as parking throughout the coastal areas of the City shall be evaluated and modified as necessary and feasible to coordinate with the surrounding transportation system.

17. WATER

Overview

Water service in the City of Newport Beach is provided by the City, Irvine Ranch Water District, and Mesa Consolidated Water District. Each agency maintains master plans for services, facilities, maintenance, and improvements necessary to support existing and projected population growth and development. Conservation practices and requirements to meet regional, state, and federal water quality regulations are included within the respective plans. Each agency maintains a capital improvements program for the provision of water system improvements, special projects, and ongoing maintenance. Water demands are monitored and periodically the plans are updated to account for any service issues and regulatory changes.

Programs

Imp 17.1 Maintain and Implement Urban Water Management Plans and Encourage Conservation

Information regarding the General Plan's development capacities shall be forwarded by the City to the Irvine Ranch Water District and Mesa Consolidated Water District as the basis for their consideration of the adequacy of existing and planned improvements to meet the needs of existing and future populations. Required facility improvements shall be budgeted by each agency, including, where appropriate, the City's five year and annual Capital Improvement Programs.

Strategies to promote the conservation of water should be periodically reviewed for their effectiveness and updated in the plans to reflect best management practices. These may include tiered rates, the use of recycled water, incentives for on-site capture and retention of rainwater in private development, and comparable techniques. In addition, the water agencies should consider the potential use of alternative water sources for the water supply by implementation of advanced water treatment processes, when feasible.

18. SEWER

Overview

Sanitation service and sewerage in the City of Newport Beach are provided by the City, Irvine Ranch Water District (IRWD), and Costa Mesa Sanitation District (CMSD). Each agency maintains master plans for services, collection and treatment facilities, maintenance, and improvements necessary to support existing and projected population growth and development. Wastewater from these service areas, as well as greater Orange County, is collected, treated, and disposed by the Orange County Sanitation District (OCSD).

Programs

Imp 18.1 Maintain and Implement Sewer Master Plan

Information regarding the General Plan's development capacities shall be forwarded to the IRWD, CMSD, and OCSD as the basis for their consideration of the adequacy of existing and planned improvements to meet the needs of existing and future populations. These master plans should review the adequacy of facilities in areas in which new growth or substantive changes in use are targeted. Required facility improvements shall be defined and budgeted by the respective agencies, including the City's five year and annual Capital Improvement Programs.

19. STORM DRAINAGE

Overview

Storm drainage systems in the City of Newport Beach are maintained by the City, Orange County, and local community associations. In general, the County is responsible for maintaining the regional flood

control system, while the City is responsible for local improvements, excepting Newport Coast. Drainage improvements are coordinated between the City's Public Works Department and County's Public Resources and Facilities Department. Each maintains master and capital improvement plans for storm drainage improvements, special projects, and ongoing maintenance. These must also conform to regional, state, and federal regulatory requirements, including controls of the discharge from municipal storm sewer systems.

Programs

Imp 19.1 Maintain Storm Drainage Facilities

The City and County shall periodically review their Storm Drain Master Plans to assure that adequate facilities are provided to serve permitted development and to comply with National Pollutant Discharge Elimination System (NPDES) requirements.

20. PUBLIC STREETSCAPE IMPROVEMENT PLANS

Overview

The City has completed streetscape improvements for Balboa Village and Corona del Mar, including street trees and plantings, medians, decorative paving materials, lighting, and benches. Specific Plans for other areas and General Plan policies provide for the implementation of additional streetscape improvements.

Programs

Imp 20.1 Design, Fund, and Construct Streetscape Improvements

For areas designated by the General Plan to achieve an active pedestrian environment or improvement of their image and quality, design plans and financing plans should be prepared for the appropriate streetscape improvements. These may include the Airport area's residential villages, Mariner's Mile, West Newport Mesa, and West Newport (highway), as well as a comprehensive plan for Balboa Peninsula that links its districts along Newport/Balboa Boulevard from Lido Village to Balboa Village. Where the public streetscapes are integral to new residential and mixed-use neighborhoods, their implementation shall be the responsibility of private developers, in conformance with legislative nexus requirements. For other areas, funding may be derived from fees imposed by a local business improvement district, capital improvement funds, and other sources.

Imp 20.2 Design, Fund, and Construct Waterfront Promenade

The planned waterfront promenade on Newport Harbor should be designed, sources of funding identified, and constructed as feasible. Where private properties are redeveloped, promenade improvements shall be integrated with the new construction and be the responsibility of the developer.

Imp 20.3 Fund and Construct Public View Sites

The City shall develop a plan for the development of public view sites and amenities specified by Policies NR 20.3 and 20.5. The location, types, and of improvements and a financing plan shall be specified, which may include such elements as observation decks or plazas, benches, markers and signage, telescopes, lighting, and landscape.

21. HARBOR RESOURCES PLANNING AND MANAGEMENT

Overview

The City's Harbor Resources Division is responsible for tidelands administration including management of pier and mooring permits, harbor dredging, pumpout stations, Balboa and Corona Del Mar parking lots, Marine Life Refuge, Balboa Yacht Basin, harbor debris pickup, and mooring liveaboards.

Programs

Imp 21.1 Review and Update Harbor and Tidelands Improvement Plans

The Harbor Resources Division shall review its goals and policies to assure that the plans, proposed improvements, and operations for the Harbor and tidelands are consistent.

Imp 21.2 Develop Harbor Area Management Plan

Develop a harbor area management plan (HAMP) that provides a comprehensive approach to the management of Newport Bay's resources, including restoration of marine habitats such as kelp beds and fisheries, and boat anchorages, marinas, and other development activities. Improvements in the Harbor shall be located and designed to facilitate boating and other coastal recreational activities, while protecting important marine habitats, prevent water pollution, maintain the Harbor's hydrologic functions, protect coastal landforms and dunes, minimize sand transport, and be compatible with adjoining residential neighborhoods. This will require coordination with the Orange County Harbors, Beaches, and Parks Department and Harbor Patrol Division and U.S. Army Corps of Engineers relative to their respective jurisdictions.

Among the improvements that shall be considered is the identification of an area that can support Harbor maintenance facilities and equipment. This shall be coordinated with the Orange County Harbor Patrol Division, California Coastal Commission, and other jurisdictional agencies. In addition, the Division shall review procedures for the transfer of mooring titles to assure their equitable use.

Imp 21.3 Events Management and Programs

The City shall continue to coordinate Harbor event planning in collaboration with the Harbor Commission and Orange County Harbor Patrol. Special operating standards shall be established for the Christmas Boat Parade and other activities that are seasonal, recurring, and unique to the Harbor,

but which may require special controls on access, parking, noise, and other factors to minimize impacts on residential and other users.

The City shall review the need to require vendors to provide a safety program that educates boaters and property owners on safe boating and berthing practices. The program could be integrated with permit/lease enforcement to protect the public health and safety and the rights of other users and owners/lessees.

The City shall continue to work with various community and business associations such as the Balboa Village Merchants and Owners Association, Mariner's Mile Business Owners Association, and the Newport Pier Association as well as the vessel owners/operators to provide for the parking needs of the patrons of sportfishing boats, passengers and sightseeing vessels, and boat rentals.

Imp 21.4 Harbor Operations and Management

The City shall prepare and fund a joint City/County study that will evaluate the costs and efficiency of current services provided by the City and County in Newport Harbor and opportunities to realign these to reduce costs.

Public Service Facility Plans

Agencies responsible for the provision of public services for Newport Beach's residents and businesses shall maintain plans and fund improvements to assure that they adequately meet existing and projected future needs. The Public Facilities Plans shall specify the type, amount, cost, and phasing of public improvements and facilities that will support existing land uses and growth accommodated by the updated General Plan.

22. POLICE AND FIRE

Overview

The Newport Beach Police and Fire Departments provide public safety services to the City's residents, business, and visitors. Until such time that Banning Ranch may be annexed, police and fire services will be primarily provided by the Orange County Sheriff's Department and Orange County Fire Authority respectively, although the City will continue to provide response services through established mutual aid agreements.

Programs

Imp 22.1 Maintain and Enhance Police and Fire Facilities

The City of Newport Beach Police and Fire Departments shall maintain, periodically update, and implement their plans for facilities, equipment, and personnel to provide service to the community. On annexation of new areas, police and fire service responsibilities would be transferred to the City. The Police and Fire Departments shall monitor their operations, emergency response times, and number of incidents (rates of crime and fire calls) and periodically review the need to expand existing

and/or construct new facilities to assure an acceptable level of service. Physical improvements shall be incorporated in the City's CIP.

23. PARKS AND RECREATION

Overview

The Newport Beach Recreation and Senior Services Department and General Services Department are responsible for the development and operation of public parks in the City of Newport Beach. These encompass parks, greenbelts, beaches, and community centers, as well as joint use of public school grounds. In addition, the county and state own and operate four recreational facilities in the City. The City collects fees and/or requires dedication of land for parks in accordance with the *Quimby Act*, based on the standard of five acres of park for each 1,000 residents. The City oversees the development of new and improvement of existing parklands and facilities. The Recreation Element of the General Plan identifies specific needs for service areas throughout the City. Banning Ranch is the single largest property available for the development of a new park, should it be annexed to the City. In most other cases, new parklands will occur within the fabric of existing development.

Programs

Imp 23.1 Maintain and Update Parks and Recreation Facility Plans

The City shall maintain, periodically update, and implement its plans for the development, operation, programming, and maintenance of its system of parks throughout the City. Resident recreational needs should be monitored on a continuing basis to correlate these with park facilities and recreational programs.

Once each five years, the City should comprehensively review the status of its park system and assess the need for improvements, including new or renovated facilities. These shall be prioritized and a funding program defined for their implementation. Park users and the community shall be involved in identifying and prioritizing the improvements.

Imp 23.2 Maintain and Improve Parks and Recreation Facilities

Through the CIP and development approval process, the City shall implement the park improvements specified by the Recreation Element. Parks should be designed in consideration of their adjoining land uses, particularly to prevent impacts on residential neighborhoods due to lighting, noise, site access, and parking and minimize lighting impacts on any adjacent habitat areas. Facilities shall be designed and properties landscaped to complement the quality of the neighborhood in which they are located. Additionally, the City shall consider assisting Orange County with the management, operation, and maintenance of Upper Newport Bay Ecological Reserve, including the Peter and Mary Muth Center.

Imp 23.3 Assess Recreation Needs

Periodically, the City shall evaluate the recreation needs of Newport Beach's residents. Existing programs should be reviewed and scored according to their adequacy and programs desired by residents but not currently or inadequately provided should be identified. This may be accomplished

through surveys of park users, homeowner organizations, and other residents. Results of the survey would be used defining future programs to be provided at local parks and beaches.

Imp 23.4 Maintain Recreation Programs for Newport Beach's Residents

Recreational programs will be provided to serve the needs of Newport Beach's residents as identified by the needs assessment and prioritized by the Parks, Beaches, and Recreation Commission. Periodically the City shall review and update as necessary its fees for recreation programs to assure that they are adequate to cover ongoing costs. This may include a comparative assessment of the fees imposed by other jurisdictions.

Imp 23.5 Requirements for Residential Developers

As new residential developments are approved, requirements for parkland dedication, improvements, or the provision of in-lieu fees in accordance with the park dedication (Quimby) ordinance shall continue to be implemented.

Public Services and Programs

Services to support the needs of the City of Newport Beach's residents, businesses, and visitors are provided by a diversity of City departments, other public agencies, and private organizations. The following summarizes the principal programs that implement the General Plan's policies. These do not encompass all of the programs that are administered by each department or agency, which may include other activities unrelated to the Plan's policies. Inherently, the scope of these programs will change often during the General Plan's implementation due to evolving needs and available funding. The list of programs in this section should be reviewed and updated regularly.

24. ECONOMIC DEVELOPMENT

Overview

The City of Newport Beach administers programs to promote economic activity within the City to maintain a healthy economy, provide revenue for high quality municipal services and infrastructure maintenance and improvements, and preserve the City's unique commercial villages. The City Council's policy states that these will serve the overriding purpose of protecting the quality of life of Newport Beach's residents, in recognition of the balance of economic development objectives with the protection of the environment and health and safety of the community.

Priority improvement areas include Mariner's Mile, Corona del Mar, Balboa Village, West Coast Highway, Lido Village, Cannery Village, and McFadden Square. To achieve these, Council policy established the Economic Development Committee (EDC), which places a priority on cooperative relationships with the Chambers of Commerce, Conference and Visitors Bureau, Building Industry Association, Business Improvement Districts, other business groups, and individual business and property owners.

Programs

The economic development implementation actions below summarize the principal components of the Economic Strategic Plan prepared as a companion piece to the General Plan. The reader should refer to that document for more information.

Imp 24.1 Adopt and Implement Strategic Plan for Fiscal and Economic Sustainability

The Economic Development Committee should complete the Strategic Plan for Economic Sustainability for City Council approval. This plan should outline the incentives to be provided and other City actions to be undertaken to implement the goals and policies of the General Plan. This plan should be dynamic and reviewed and updated annually as a part of the City budget.

25. HOUSING PROGRAMS

Overview

Newport Beach's Planning Department administers a number of policies and programs identified in the Housing Element that promote the preservation, conservation, and improvement of housing within the community; support the development of a variety of housing for all economic segments; support the needs of special needs households and existing homeowners; preserve existing affordable housing; and support equal housing opportunities for all residents.

Programs

Imp 25.1 Implement Housing Element Programs

As required by state law, the Housing Element includes a five-year action plan with programs for the City to meet its goals for housing conservation, development, affordability, and access. The City shall implement these programs and update its Housing Element as required by state law.

26. CODE ENFORCEMENT

Overview

The City of Newport Beach enforces Building and Zoning Ordinances to assure the protection and preservation of public health and safety, residential neighborhood character, and the overall quality of life for Newport Beach's residents.

Programs

Imp 26.1 Enforce Codes and Ordinances

Newport Beach shall continue to administer health and safety, zoning, and other codes and ordinances that implement the General Plan. While enforcement procedures normally occur on a complaint basis, the City may consider the appropriateness of pro-active inspection of areas of the

City in which there has been a high frequency of prior complaints. Among the purposes for which this may be initiated by the City are the removal of illegal signs and control of retail commercial, restaurant, entertainment, and comparable uses that directly abut residential neighborhoods.

27. PROPERTY MAINTENANCE AND ENHANCEMENT

Overview

While code enforcement is the primary tool used by the City to assure compliance of private property owners with Newport Beach's codes and regulations, there are a number of other programs directed at property maintenance and improvement.

Programs

Imp 27.1 Seismic Compliance

The City shall support and encourage the seismic retrofitting and strengthening of essential facilities, especially facilities that have been constructed in areas subject to ground rupture, high levels of earth shaking, and tsunamis. The retrofitting of unreinforced masonry buildings during remodels to minimize damage in the event of a seismic or geologic hazard shall continue to be required.

28. EMERGENCY PREPAREDNESS AND RESPONSE

Overview

The City of Newport Beach Police and Fire Departments maintain programs for emergency preparedness, response, and recovery.

Programs

Imp 28.1 Maintain Hazards Data Base

The Police and Fire Departments shall maintain data bases regarding the type and occurrence of criminal activities and natural hazards (e.g., tsunami inundation, wildfire hazards, flooding, seismic, landslide, subsidence, and other) that may impact the City as the basis for the planning of facilities, personnel assignments, and emergency response programs.

Imp 28.2 Maintain Emergency Preparedness, Response, and Recovery Programs

The Police and Fire Department shall maintain, and periodically update, and implement their plans for emergency preparedness, response, and disaster recovery. This shall include cooperative and mutual aid agreements with adjoining jurisdictions, the County of Orange, and state and federal agencies and participation in disaster simulations.

29. COMMUNITY INVOLVEMENT

Overview

Newport Beach provides opportunities for its residents and businesses to be engaged in its culture and life through education about community services, programs, and initiatives and participation in a diversity of community events. Additionally, numerous opportunities are provided for public input and advice in the City's decision-making processes through the diversity of appointed boards, commissions, and committees. Among these are the Board of Library Trustees; City Arts Commission; Civil Service Board; Parks, Beaches, and Recreation Commission; Planning Commission; Harbor Commission; Aviation Committee; Economic Development Committee; Coastal/Bay, Water Quality Citizens' Advisory Committee; Environmental Quality Affairs Citizen Advisory Committee; Newport Coast Advisory Committee; and, constituted for the purposes of the updated General Plan, the General Plan Advisory Committee. Additional committees may be formed for limited or extended time periods to address specific issues. These boards, commissions, and committees and City Council meetings provide opportunities for public input at any of their meetings, in conformance with state law.

Programs

Imp 29.1 Educate the Community

The City shall continue to make information available to inform residents and businesses within the City regarding its services, programs, and key community issues. Representative of the range of information that may be presented include: 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. This information may be presented in flyers and newsletters that are distributed to households in the City, on the City's Web Page, by cable television broadcasts, in workshops with homeowners associations and business organizations; and general community presentations and workshops.

Imp 29.2 Support of the Arts, Culture, and Historic Resources

The City shall continue to work with the Arts Commission and local community groups and organizations to incorporate donated or privately funded arts elements and exhibits in public buildings and facilities such as City Hall and the Central Library. The City shall also work with local groups advocating for the preservation of historic sites and buildings. Procedures for the review of modification and/or demolition of these resources shall be defined.

Imp 29.3 Support Community Environmental and Recreation Initiatives

The City shall support private groups' efforts to (a) acquire properties and their development for the Orange Coast River Park including the potential acquisition of Newport Beach's westernmost parcel, currently developed as a mobile home park, to be completely or partially re-developed as a staging

area for the park; and (b) acquire Banning Ranch as open space and the restoration of its wetlands and habitats.

Financing

The financing strategy defines the sources and uses of funds for the public improvements and services described in the Public Improvement Plans and Public Services Programs. In addition to those defined herein, any development specific plan will incorporate a detailed financing plan as stipulated by state law.

30. MUNICIPAL BUDGETING

Overview

The General Fund is the portion of Newport Beach's operating budget that funds the majority of City services. This fund is used to account for fiscal resources which are dedicated to the general government operations of the City. Examples of the services funded by the General Fund include Police and Fire Services; Refuse Collection; Public Library; Recreation Programs; much of the City's expenditures on street maintenance; Planning and Building, and Engineering services; as well as the general administration of the City. In addition, many Capital Improvements are funded by the General Fund.

The General Fund and its activities are primarily supported by property, sales, and transient occupancy taxes. In addition, the other revenue sources supporting General Fund activities include: Licenses, Fees and Permits; Intergovernmental Revenues; Charges for Services; Fines, Forfeitures and Penalties; Revenue from the Use of Money and Property; Contributions; and Other Miscellaneous Revenue. By far, the City's largest revenue source is property taxes. The second largest single revenue source is Sales Tax, followed by Transient Occupancy Tax.

Programs

Imp 30.1 Maintain Annual Budgets for City Services and Improvements

The City shall annually budget for the provision of services to Newport Beach's residents and businesses. This shall define their costs, sources of revenue, and estimates of revenues to be received including any necessary changes in fees. As part of the budget, the City will adopt a Capital Improvement Plan (CIP) that provides funds for capital facilities including arterial highways; local streets; storm drains, bay and beach improvements; park and facility improvements; water and wastewater system improvements; and planning programs.

Imp 30.2 Administer Impact and User Fees

a. Development Impact Fees

The City imposes fees on development projects to provide revenue for required supporting public infrastructure and services, and mitigation of transportation, environmental and other impacts in

accordance with state nexus legislation. This includes fees imposed for transportation improvements by the Fair Share Traffic Contribution Ordinance. For development projects that contain low and moderate income housing, the planning fees may be waived at the discretion of the City Council and Planning Commission. Development fees will be evaluated annually to ensure that they are sufficient to support new infrastructure and that the fiscal balance of the developing land use mix can sustain the City's ability to operate and maintain the existing infrastructure.

b. Park Dedication and In-Lieu Fees

The City requires dedication of land, payment of fees in-lieu thereof, or a combination of both for park or recreational purposes in conjunction with the approval of residential projects. In-lieu fees are placed in a fund earmarked for the provision or rehabilitation of park and recreation facilities that can serve the subdivision. The City's park fees shall be reviewed periodically for their adequacy and updated as necessary.

c. Tideland Revenue Fees

The City derives revenue from a diversity of activities conducted in the tidelands including moorings, public marinas, piers, entertainment boat permits, property leaseholds, and other uses. The feasibility of implementing longer term tideland leases with rental rates that reflect the nature and intensity of the permitted uses and activities and security for funding enhanced or expanded facilities should be studied. Tideland revenues shall be restricted for expenditures within the designated tidelands.

31 COMMUNITY FACILITIES AND SPECIAL ASSESSMENT DISTRICTS

Overview

Assessment districts are established for the funding of streets, water, sewerage, storm drainage, schools, parks, and other infrastructure and services required to support development. Costs are distributed and fees assessed on all development in the district. When applied to developed properties, a vote of the property owners is required for implementation.

Actions

Imp 31.1 Consider the Establishment of Community Facilities and Special Assessment Districts

The establishment of new Community Facilities and Special Assessment Districts shall be considered as necessary to support new development in the City. This would most likely be limited to areas in which extensive redevelopment is projected and for large vacant parcels that may be developed. Respectively, these may include development of residential villages in the Airport Area and West Newport Mesa and a mixed-use community in Banning Ranch should it not be acquired as open space. Additionally, the City may form and implement Lighting and Landscape Districts as a means to improve community character and the undergrounding of utilities.

INTENTIONALLY BLANK PAGE

Attachment No. PC 2

2018 General Plan Annual Status Report

INTENTIONALLY BLANK PAGE



CITY OF NEWPORT BEACH

GENERAL PLAN ANNUAL STATUS REPORT

2018 Calendar Year

PART 1. GENERAL PLAN IMPLEMENTATION PROGRAMS

Consistent with Government Code Section 65400 and the City's General Plan Implementation Program Imp 1.3, the General Plan Annual Status Report was prepared using guidelines set forth by the California Office of Planning and Research and provides information for decision makers on the status of the General Plan and progress on implementation during the 2018 calendar year. The Newport Beach General Plan was adopted in November 2006 pursuant to guidelines provided in Government Code Section 65040.2 and consistent with Section 65400(a)(2)(c). Included in the General Plan is an Implementation Program (Chapter 13) that includes specific programs to carry out the goals and policies of the General Plan. This report evaluates and provides the status of the General Plan provided organized by each implementation program.

PROGRAMS		STATUS
1.1	Ensure that Private Development and Capital Improvements are Consistent with the General Plan	<p>Ongoing</p> <ol style="list-style-type: none"> 1. All private development projects require consistency with the General Plan. Consistency is ensured through application of zoning requirements. Discretionary applications require the adoption of a finding that the project is consistent with the General Plan based upon facts. 2. In June 2018, the City Council confirmed that the 2018-2019 Fiscal Year Capital Improvement Program (CIP) was consistent with the General Plan when it approved the CIP with the adoption of the budget. <p>For reference, in November 2012 the residents approved Measure EE a City charter amendment. Section 707 of the City's Charter was amended eliminating the need for the Planning Commission to recommend any proposed public works items to the City Council.</p>
1.2	Update and Revise the General Plan to Reflect Changing Conditions and Visions	<p>Ongoing</p> <p>The General Plan was 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. In 2018, the desire to update the General Plan was voiced by members of the community to the City Council. On January 22, 2018, the City Council acted to initiate a General Plan review and update process. A City Council appointed resident Steering Committee has been formed to prepare a request for proposals for consultant assistance. The Committee will also guide an open, transparent and inclusive public outreach process during 2018, called the "Listen and Learn" process. The results of the Listen and Learn process will form the basis for potential updates of the current General Plan. All information regarding the General Plan update including the initiation, evaluation and process can be found on the City webpage at https://www.newportbeachca.gov/gpupdate</p>
1.3	Prepare Annual General Plan Progress and Housing Element Implementation Reports	<p>Pending for 2018</p> <p>The Annual Report for 2017 was reviewed by the City Council and submitted to OPR and HCD in April 2018.</p>
2.1	Amend the Zoning Code for Consistency with the General Plan	<p>Complete</p> <p>Comprehensive Zoning Code Update, consistent with the General Plan, was adopted by City Council in October 2010.</p>

PROGRAMS		STATUS
3.1	Preparation of New Specific Plans	<p><i>Not Applicable in 2018</i></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.</p>

PROGRAMS		STATUS
4.1	New "Planned Community" Development Plans	<p>Ongoing</p> <ol style="list-style-type: none"> 1. Uptown Newport – Approved in February 2013, the Uptown Newport Planned Community (PC) was created (formally a part of the Koll Center Planned Community) to specifically serve as a zoning document for the construction of up to 1,244 residential units, 11,500 square feet of retail commercial, and 2.05 acres of park space. The Uptown Newport PC requires densities between 30 du/acre and 50 du/acre, consistent with the densities of the General Plan, and allows additional density opportunities with a density bonus. The construction of the first phase is underway for the construction of 462 apartment units including 91 affordable units with anticipated completion in April 2019. 2. Koll Center Newport –. The application for the development of 260 for-sale condominium units is currently under review by the City. A Planning Commission study session was conducted late January 2019. A public hearing is anticipated to happen before June 2019. 3. Back Bay Landing - A proposed integrated, mixed-use waterfront village on an approximately 7-acre portion of a 31.5-acre parcel located adjacent to the Upper Newport Bay in the City of Newport Beach. The proposed project involves land use amendments to provide the legislative framework for future development of the site, including a Planned Community Development Plan (PCDP) that provides the zoning regulations for the site. The requested approvals would provide for recreational and marine commercial retail, marine office, marine services, enclosed dry stack boat storage, and limited mixed-use structures with residential uses above the ground floor. The PCDP was adopted by the City Council on April 26, 2016. Due to negotiations with the Orange County Sanitation District and design implications associated with the reconstruction of an adjacent pump facility, the project has been delayed. The project applicant anticipates submitting applications for Site Development Review and a Coastal Development Permit for the actual development in late 2019.

PROGRAMS		STATUS
5.1	Review and Revise Coastal Land Use Plan for Consistency with the General Plan	<p><i>Complete and Ongoing</i></p> <p>The Coastal Land Use Plan (CLUP) was amended to be consistent with the 2006 General Plan in 2009.</p> <p>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 and accepted by the City Council.</p>
6.1	Review the Subdivision Ordinance for Consistency with the General Plan	<p><i>Complete</i></p> <p>The Subdivision Code was updated in 2009 and 2010 to implement the General Plan Policy.</p>
7.1	Review Building and Construction Code for Consistency with General Plan	<p><i>Ongoing</i></p> <p>The Building Code is updated to be consistent with the California Building Code and the General Plan. The 2016 California Building Code was adopted by the City in late 2016, and was effective starting January 2017, as required by State Law.</p>
7.2	Revise Fair Share Traffic Contribution Ordinance	<p><i>Pending</i></p> <p>The completion of updating the Fair Share Traffic fee has been put on hold until direction is determined regarding various iterations proposed by the General Plan/LCP Implementation Committee, project consultants and interested parties such as the Building Industry Association of Orange County.</p>
7.3	Review and Update Transportation Demand Ordinance	<p><i>Complete</i></p> <p>The Transportation Demand Management Ordinance was reviewed and updated as a part of the comprehensive Zoning Code Update in 2010. It is provided as Section 20.44 in the Zoning Code.</p>

PROGRAMS		STATUS
8.1	Review Codes and Ordinances for Consistency with the General Plan and Update Periodically	<p><i>Complete and Ongoing</i></p> <p>Codes and Ordinances are revised for consistency with the General Plan on an as-needed basis. The Zoning Code was comprehensively updated in 2010, and Subdivision Code was updated in 2009 and 2010 for consistency with the General Plan. The following are specifically recommended (sections from the Implementation Measure are italicized):</p> <p><i>a. Requirements for live-aboard vessels pertaining to the integrity, quality, and safety of Harbor uses, environmental protection, and impacts on the public, waterfront owners/lessees, and adjoining properties</i> – Pursuant to Newport Beach Municipal Code (NBMC) Section 17.40, the City's Harbormaster's Office will conduct vessel inspections annually and implement regulations including the maximum number of renewable annual permits. The Harbor Commission is in the process of revisiting the entire Title 17 of the NBMC. There may or may not be changes to the regulations and transfers of mooring permits. Proposed revisions are anticipated to be completed through City Council by the end of 2019.</p> <p><i>b. Regulation and transfer of mooring permit applications and titles</i> – Managed by the City's Harbormaster's Office on an ongoing basis. Anticipated adoption by City Council of updated regulations is Spring or Summer of 2018.</p> <p><i>c. Standards for the design and siting of bulkheads, pier, and similar structures to address their potential visual impacts</i> – The City Council approved updated harbor standards in 2017. Aside from general clarifications, the standards increased the required height of bulkheads to +10 Mean Lower Low Water (MLLW).</p> <p><i>d. 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.</p>

PROGRAMS		STATUS
8.2	Prepare New Codes, Ordinances, and Guidelines	<p>Ongoing</p> <p>The comprehensive Zoning Code update was adopted in November 2010, by the City Council. The following are specifically recommended (sections from the Implementation Measure are italicized):</p> <p>a. A <i>“commercial-residential” interface ordinance that regulates use, activity, and design of commercial properties located on shallow parcels directly abutting residential neighborhoods</i> - The Zoning Code includes development standards that address the commercial and residential interface to minimize potential land conflicts.</p> <p>b. <i>Design guidelines for the renovation or reconstruction of housing in existing neighborhoods to assure that they complement the character of existing development; these may be applied to specific neighborhoods or citywide</i> – Section 20.48.180 Residential Development Standards and Design Criteria of the Zoning Code provides residential design standards to promote neighborhood compatibility.</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 CEQA to address historic preservation. An ordinance has not been prepared at this time.</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> – In 2016, the City pursued this initiative through the Mariners’ Mile Revitalization Master Plan. The plan was prepared but its adoption was postponed to consider its content/initiatives as part of a comprehensive General Plan update, scheduled to begin in 2019. See Program 16.10 for an update on Balboa Village parking.</p>
9.1	Review City Council Policy Manual for Consistency with the General Plan	<p>Ongoing</p> <p>In 2018, the following City Council Policies were reviewed: all H Policies, F-2, F-6, and F-14. Per the City Council’s direction, a subcommittee was created by the Planning Commission and was tasked with reviewing the L series (Public Works) policies. The review of all the L Policies was completed in early 2019, with the City Council adopting the updated policies. All of the policies were determined consistent with the General Plan.</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>Ongoing</p> <p>The City's Geographical Information System (GIS) data is updated regularly to provide up-to-date parcel-specific information including specific lot information (agreements), planning (zoning, land entitlements, building, code 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>Ongoing</p> <p>Work is nearing completion on a comprehensive update to the citywide, parcel-specific database that accounts for all existing development. The format of the new database includes updated statistics for commercial floor area and residential dwelling units. The database may be used for site-specific information or compiled to provide information by any geography needed, from a single lot to a neighborhood to statistical area to citywide. The land use data is available by Statistical Area as directed by the General Plan. The updated database will be available for use with the General Plan update.</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 ten years. If a proposed amendment exceeds the established thresholds of 40,000 square feet of non-residential development or 100 dwelling units or 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 www.newportbeachca.gov/government/departments/community-development/planning-division.</p>
11.1	CEQA Review Development and Entitlement Applications	<p>Ongoing</p> <p>All private and public development projects are reviewed for CEQA compliance.</p>

PROGRAMS		STATUS
12.1	Evaluate Fiscal Benefits of Large Development Proposals and Annexations	<p>Ongoing</p> <p>In 2018, Applied Development Economics, on behalf of the City, prepared a fiscal impact analysis for the Harbor Pointe Senior Living and Newport Crossings Mixed-Use projects using the Fiscal Impact Model prepared for the 2006 update of the General Plan. No annexations have been proposed.</p>
12.2	Maintain and Update Fiscal Impact Model	<p>Ongoing</p> <p>The fiscal impact 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.</p>
13.1	Process Development Agreements	<p>Ongoing</p> <p>The City continuously requires Development Agreements in accordance with Chapter 15.45 of the Municipal Code.</p> <p>Development agreement negotiations for the Koll Center Newport project, a 260-unit residential development in the Airport Area, commenced in 2018.</p> <p>A development agreement was also prepared for the Harbor Pointe Senior Living project, which received Planning Commission recommendation of approval on December 6, 2018, and City Council review is scheduled for early 2019.</p>
14.1	Adjoining Cities (<i>"Borders Committees" to collaborate with the cities of Irvine, Huntington Beach, and Costa Mesa</i>)	<p>Ongoing</p> <p>The City continuously collaborates with neighboring cities as projects/issues warrant but there currently is not an established committee.</p>

PROGRAMS		STATUS
14.2	Coordinate with School Districts	<p>Ongoing</p> <p>Staff works with Newport Mesa 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 provides school impact analysis as required by CEQA to ensure proper mitigation of impacts is provided to the School Districts. 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 required.</p>
14.3	Coordinate with Orange County	<p>Ongoing</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>Ongoing</p> <p>The Public Works Director 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.</p>
14.5	State of California Department of Housing and Community Development (HCD)	<p>Ongoing</p> <p>The 2017 General Plan Annual Progress Report, including the Housing Element Report, was sent to HCD in April 2018.</p>

14.6	Coordinate with California Coastal Commission	<p>Ongoing</p> <p>In 2018, the Coastal Commission approved a set of Local Coastal Program (LCP) “clean-up” amendments that corrected and clarified several LCP Implementation Plan regulations. They also approved an amendment to include regulations for Accessory Dwelling Units (ADUs) consistent with changes in State law.</p> <p>On July 11, 2018, the Coastal Commission approved a City transfer request of the Commission’s retained permit jurisdiction to the City for several properties, including the Sea Scout Base/Orange Coast College School of Sailing & Seamanship, U.S. Coast Guard Station/Orange County Harbor Patrol Headquarters and the Balboa Bay Club and Resort.</p> <p>Bayview Heights Storm Drain Project contains jurisdictional wetlands and requires permits for the California Coastal Commission, Army Corps of Engineers, Regional Water Quality Control Board and California Department of Fish and Wildlife. The project is expected to be complete in summer 2019.</p> <p>Big Canyon Restoration - Phase 2A contains jurisdictional wetlands and requires permits for 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. The project may initiate construction in fall 2019 and be substantially complete by summer 2020.</p> <p>Western Snowy Plover (WSP) Habitat Management Plan – Planning Division staff is in the process of creating a management plan for the portions of ocean-facing beach designated as critical habitat. Coordination with California Coastal Commission has begun and will continue for the preparation of a revised draft plan.</p>
14.7	Coordinate with the California Resources Agency, Department of Fish and Game (<i>now known as California Department of Fish and Wildlife</i>)	<p>Ongoing</p> <ol style="list-style-type: none"> 1. The Natural Resources Division continued work with the Irvine Ranch Conservancy, U.S. Fish and Wildlife, California Department of Fish and Wildlife, and the Natural Communities Coalition to manage Upper Buck Gully. Buck Gully is part of a Habitat Conservation Plan included in the Orange County Central Coastal Natural Communities Coalition Plan. 2. The Natural Resources Division 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.

14.8	Coordinate with the California Department of Parks and Recreation	<p>Ongoing</p> <p>The City, through its Natural Resource Division of the Recreation and Senior Services Department, coordinates with the California Department of Fish and Wildlife, California State Parks, the County, education, and non-governmental organizations (NGOs) to protect natural resources through implementation of state and local legislation, enforcement, monitoring, and to provide education programming at Big Corona del Mar and Little Corona del Mar State Beach, Crystal Cove, and Upper Newport Bay. Coordination highlights from 2018 include the following:</p> <ol style="list-style-type: none"> 1. Natural Resource Division continued to work with various City departments on issues concerning natural resources. 2. Natural Resource Division continued to work with the MPA Watch (Marine Protected Area Watch Program - Human Use), along with serving as an active member of the Orange County Marine Protected Area Council (OCMPAC). 3. The Natural Resource Division installed MPA regulatory signage throughout Newport Beach (North Star Beach, Back Bay View Park, Big Canyon, Little Corona Tidepools, Corona del Mar State Beach, and Lower Castaways), and conducted field trips and interpretive programs in a number of locations throughout Newport Beach. 4. The Natural Resource Division continued to work with other City departments, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and California State Parks on the Western Snowy Plover Habitat Management Plan to establish a management plan to protect the Western Snowy Plover and improve best management practices.
------	---	---

14.9	Coordinate with the California Department of Transportation (“Caltrans”)	<p>Ongoing</p> <p>The City’s Public Works Department coordinates with Caltrans on an as-needed basis for the review of improvements to the State Highway System or impacts on the system by development:</p> <ul style="list-style-type: none"> • The City has teamed up with the Orange County Transportation Authority (OCTA) and Caltrans to update traffic signal communication, control equipment and coordination along Coast Highway through the Measure M2 grant-funded Coast Highway Traffic Signal Synchronization Project. The project is currently in construction with completion planned in spring 2019. • The City teamed up with Caltrans and OCTA to receive a Measure M2 grant to update traffic signal control and communication, as well as to update the traffic signal timing and coordination from Newport Boulevard to Jamboree Road along Coast Highway. The project was completed in 2018, and staff will refine signal timing to improve traffic flow with the new system throughout 2019.
14.10	Transportation Corridor Agencies (TCA)	<p>Ongoing</p> <p>City staff continually works with the Transportation Corridor Agencies (TCA) regarding the San Joaquin Hills (SR-73) Toll Road and continuously implements TCA’s Major Thoroughfare and Bridge Fee Program through the Municipal Code. Impact fees are collected by the City when a building permit is issued.</p>
14.11	California Public Utilities Commission (CPUC)	<p>Ongoing</p> <p>The City works with the California Public Utilities Commission (CPUC) to explore funding for the undergrounding of utilities. To date, the City has adopted several underground utility districts, including assessment districts, to provide funding for undergrounding projects. Most of the funding for undergrounding in the City has come from assessment districts using CPUC Rule 20B. The City receives funding allocation from Southern California Edison (SCE) for Rule 20A undergrounding projects. In 2013, the City Council adopted a Utility Undergrounding District on Balboa Boulevard from Coast Highway to 23rd Street and directed staff to proceed with a Rule 20A, an undergrounding project along Balboa Boulevard. The City Council approved five Rule 20B Utility Underground Assessment Districts upon a positive resident vote: one in Corona del Mar, three adjacent to the Balboa Boulevard Rule 20A project, and a 2018-approved district for the west side of Balboa Island. Staff also continues to work with other resident groups in Balboa Peninsula, Central Balboa Island, and Corona del Mar for possible other Rule 20B projects.</p>

14.12	Coordinate with United States Army Corps of Engineers ("Corps")	<p>Ongoing</p> <ol style="list-style-type: none"> 1. Public Works staff has been coordinating with the Corps on an ecosystem-based eelgrass management program in developing a "Newport Specific Eelgrass Plan." The Plan was approved in December 2015. 2. Public Works staff continues to strategize with the Corps on the next phase of dredging the Lower Bay to the federally-approved authorized depths or below. The City is completing all of the pre-project planning including sediment testing/approval, design, engineering, environmental review and permitting (with Corps input) so the project will be shovel-ready by spring 2020. Full federal funding is required before a construction date can be established. 3. Bayview Heights Storm Drain Project contains jurisdictional wetlands and requires permits for the California Coastal Commission, Army Corps of Engineers, Regional Water Quality Control Board and California Department of Fish & Wildlife. The project is expected to be completed in summer 2019. 4. Big Canyon Restoration - Phase 2A contains jurisdictional wetlands and requires permits for 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. The project may initiate construction in fall 2019 and be substantially complete by summer 2020.
14.13	Coordinate with United States Fish and Wildlife Service	<p>Ongoing</p> <p>Big Canyon Habitat Restoration and Water Quality Improvement Project – Phase 2 contains jurisdictional wetlands and requires permits for 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. The project may initiate construction in Fall 2019 and be substantially complete by summer 2020.</p> <p>Western Snowy Plover (WSP) Habitat Management Plan – Planning Division staff is in the process of creating a management plan for the portions of ocean facing beach designated as critical habitat. Coordination with US Fish and Wildlife Service has occurred and will continue to occur for the preparation of a revised draft plan.</p>

14.14	Coordinate with Environmental Protection Agency (EPA)	<p>Ongoing</p> <p>The City coordinates with the U.S. EPA in collaboration with other resource agencies in the protection of terrestrial and marine resources and sediment disposal sites for future dredging projects on an as-needed basis when projects are within the U.S. EPA jurisdiction.</p>
14.15	Coordinate with United States Postal Service (USPS) (<i>for the relocation of Mariners' Mile distribution facility</i>)	<p>Ongoing</p> <p>The USPS distribution facility was relocated to Santa Ana and Anaheim. The Mariners Mile location maintains a drop-off box.</p>
14.16	Other Agencies	<p>Ongoing</p> <p>The City continuously works with the following agencies that are involved in the development of capital improvement and conservation programs:</p> <ul style="list-style-type: none"> • Energy providers, such as Southern California Edison and Southern California Gas Company • Telecommunications service providers on a case-by-case basis • Santa Ana Regional Water Quality Control Board • Metropolitan Water District • South Coast Air Quality Management District • Southern California Association of Governments (SCAG) • California State Parks • National Marine Fisheries Service
15.1	Encourage Annexation of Banning Ranch Prior to Development	<p>Ongoing</p> <p>On December 12, 2017, the City Council adopted Ordinance No. 2017-17, which repealed all approvals for the Newport Banning Ranch project. The absence of an approved project does not preclude the City from pursuing annexation of the Banning Ranch property with the Local Agency Formation Commission (LAFCO).</p>
16.1	Improve Arterial Streets and Highways According to Classification	<p>Ongoing</p> <p>West Coast Highway (SR-1) and Old Newport Boulevard Intersection Improvements – The project will widen 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 (MND) was approved in spring 2018. The City is currently applying for a Right-Of-Way Grant with OCTA to proceed with funding for Right-Of-Way acquisition.</p>

16.2	Monitor Traffic Conditions and Plan for and Fund Improvements	<p>Ongoing</p> <ol style="list-style-type: none"> 1. Traffic Signal Modernization and Rehabilitation Programs (see Program 16.4) 2. Installation of CCTV Cameras and Traffic Management Center in the Public Works Department which includes surveillance cameras and televisions to monitor and change the traffic signal system depending on traffic conditions.
16.3	Construct Street and Highway Improvements	<p>Ongoing</p> <p>Staff continues to work with Caltrans regarding the design to widen Coast Highway at Old Newport Boulevard and to provide for a third westbound through lane, a right turn lane, and bike lane at the intersection. The project's environmental document (MND) was approved in spring 2018. The City is currently applying for a Right-Of-Way Grant with OCTA to proceed with funding for Right-Of-Way acquisition.</p> <p>The City teamed up with Caltrans and OCTA to receive a Measure M2 grant to update traffic signal control and communication, as well as update the traffic signal timing and coordination from Newport Boulevard to Jamboree Road along Coast Highway. The project was completed in 2018 and staff will refine signal timing to improve traffic flow with the new system throughout 2019.</p>
16.4	Monitor Roadway Conditions and Operational Systems	<p>Ongoing</p> <p>The City continues to monitor and improve traffic flow through proactive maintenance and updates to the City's modern traffic signal system.</p> <ul style="list-style-type: none"> • City has teamed up with the Orange County Transportation Authority (OCTA) and State of California (Caltrans) to update traffic signal communication, control equipment and coordination along Coast Highway through the Measure M2 grant-funded Coast Highway Traffic Signal Synchronization Project. The project is in construction with completion planned Spring of 2019. • City has deployed devices and is actively monitoring the flow of traffic on the Peninsula, Coast Highway and in East Newport to monitor, allowing for quicker traffic signal outage response and refined traffic signal timing.

16.5	Maintain Consistency with Regional Jurisdictions <i>(Caltrans and Orange County to provide adequate roadway infrastructure plans and design standards such as the Orange County Master Plan of Arterial Highways)</i>	<p>Ongoing</p> <p>The City monitors the regional Arterial Program, OCTA's Master Plan, and the Countywide traffic model to ensure consistency. Public works staff coordinates with regional jurisdictions on an as-needed basis. Public Works staff is currently working with the Orange County Council of Government (OCCOG), Technical Advisory Committee (TAC), and the Southern California Association of Governments (SCAG) in reviewing the Orange County Complete Streets Initiative Design Manual.</p>
16.6	Local/Neighborhood Access Roads	<p>Ongoing</p> <p>Public Works staff works with local neighborhood groups on an as-needed basis when traffic issues arise. The City maintains standards that ensure safe and efficient access for emergency vehicles. The City has been extensively working with the Newport Heights neighborhood to improve safety in and around area schools.</p>
16.7	Traffic Control	<p>Ongoing</p> <p>The following projects were implemented to improve traffic congestion through conventional and innovative methods of traffic control:</p> <ol style="list-style-type: none"> 1. The Annual Traffic Signal Rehabilitation Project rehabilitates the Irvine Avenue/Westcliff Drive-17th Street, Jamboree Road/University Drive-Eastbluff Drive, University Drive/La Vida-Baypointe Drive, and Newport Center Drive/Civic Center Drive-Granville Drive traffic signals. 2. The City deployed a responsive advanced traffic signal timing strategy on Newport Boulevard between 21st Street and Via Lido Drive to allow the system to make automated traffic signal timing changes in coordination with changes in Peninsula traffic flow.

16.8	Provide Public Transportation	<p>Ongoing</p> <p>The City continuously looks for opportunities to support the upgrade and enhancement of existing facilities, as well as encourage the development of additional public transportation services and facilities. The City provides shuttle bus services for the Oasis Senior Center clients on an as-needed basis. The City also continuously works with the Orange County Transportation Authority (OCTA) for countywide bus services.</p> <p>The City continued to operate a shuttle service on the Balboa Peninsula during the summer with OCTA grant funding. The free trolley service ran from 8 a.m. to 10 p.m. on Saturdays and Sundays through Sunday, September 2, as well as on the Fourth of July, making 22 stops along the peninsula. Funding from OCTA to continue the program is available for the next six years (until 2023), subject to the City meeting ridership minimums and at the discretion of the City Council. In its second summer, the shuttles carried over 13,000 riders at an average of 729 per day, far exceeding the rider-per-day minimum set by OCTA. With room for bicycles, surfboards, and beach gear, the shuttles offered a fun alternative travel method for residents and visitors alike.</p>
16.9	Manage Truck Operations	<p>Ongoing</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 Supply and Management	<p>Ongoing</p> <p>Parking availability can be challenging especially during the summer months 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 and creating new parking is often expensive.</p> <p>In 2011, the City prioritized the revitalization of Balboa Village and better parking management was considered a high priority before increasing the supply. In 2012, the City Council approved the Balboa Village Master Plan that identified several parking management strategies including the creation of a parking management overlay district, consideration of parking on a district-wide basis rather than individual property basis, demand-based pricing strategies, an employee parking program, enhanced wayfinding, and potentially an overnight resident parking program (RP3) for the neighborhood just west of Balboa Village. In January 2015, the City Council approved all of the parking strategies. The Balboa RP3 was abandoned due to insufficient resident support. Incorporating the Balboa Parking Management Overlay District into the City's certified LCP will require a LCP amendment approved by the Coastal Commission. Approval of this LCP amendment by the City is expected in the spring of 2019, but could take a year or more at the Coastal Commission. Successful strategies may be translated to fit other geographic areas to address their own specific parking issues.</p> <p>Although the Balboa RP3 was unsuccessful, using this same strategy for the Finley Tract was examined. Resident support is high and a Coastal Development Permit was issued by the City. The CDP is on appeal with the Coastal Commission.</p> <p>Expanding parking supply through the development of parking lots or parking structures is very costly. The City has discussed the creation of additional parking resources in the Lido Village and Balboa Village areas with several area business and property owners. Discussions are ongoing.</p>
16.11	Maintain Trails	<p>Ongoing</p> <p>The City continues to maintain existing bike paths and trails that are within the City's jurisdiction. In 2018, the City completed a bicycle lane improvement project along Irvine Avenue. The City is embarking on projects to review and improve bicycle lanes on MacArthur Boulevard and University Drive in fall 2019.</p> <p>Bicycle racks were added to the 300 block of Marine Avenue creating a second bicycle corral.</p>

16.12	Marine Transportation	<i>Ongoing</i> A study provided an evaluation of a water taxi and found it would require a subsidy and was without a funding source. This effort was put on hold.
-------	-----------------------	---

17.1	Maintain and Implement Urban Water Management Plans and Encourage Conservation	<p>Ongoing</p> <p>Historical Droughts followed by tremendous rains that fell in winter 2018-2019 created many challenges for water planning and its long-term use. These drought periods followed by wet years seem to be the new normal. Therefore, new long-term Water Use Efficiency/Conservation Bills (SB 606 (Hertzberg) and AB 1668 (Friedman)) were signed into law by Governor Brown in May 2018.</p> <p>AB 1668 establishes water use objectives, standards and reporting requirements for indoor and outdoor residential water use, commercial, industrial, and institutional (CII) landscape areas, water losses, and other unique local uses.</p> <p>SB 606 establishes urban water use objectives and reporting requirements for urban water suppliers by requiring the City to calculate an aggregate urban water use objective. In addition, the Bill substantially revises the requirements under the Urban Water Management Planning Act. Specifically, requiring the City to conduct annual drought risk assessments and to submit an annual report to Department of Water Resources. This will require a revision to NBMC Chapter 14.16 Water Conservation and Supply Level Regulations. This plan will contain elements relating to annual drought-risk assessment procedures and refined standard water shortage levels.</p> <p>In order to achieve water use standards and respond to future droughts, the City is in the process of revising our current water conservation program and policies. This will include an allocation-based method of conservation. This strategy is in an effort to create an equitable efficient use of water. Below is a sample of the methodology.</p> <p>Residential water allocations are calculated based on:</p> <ul style="list-style-type: none"> • Number of residents in each home; • Landscaped irrigable area (where applicable); and, • Real-time localized weather data. <p>The allocation will vary month-to-month based on weather and number of billing days in each cycle.</p> <p>Commercial water use estimated allocations will be calculated on a three-year running average.</p> <p>The Urban Water Management Plan is updated every five years, with the next update due in 2021. The Plan will include (but not be limited to):</p> <ul style="list-style-type: none"> • Distribution loss standards; • Social and economic factors that drive planning; • Identification and quantification of existing and planned sources of water over the next five years; and • Water supply assessment for normal water year; single dry year; and five-year drought. <p>Historical weather patterns have been trending towards great fluctuations in California climate. Due to the unpredictability in this climate, greater emphasis on water efficiency is the new normal. The City is taking the opportunity to refine and build upon the lessons learned from the last drought.</p>
------	--	--

18.1	Maintain and Implement Sewer Master Plan	<p>Ongoing</p> <p>The Public Works Department continues to implement the adopted Sewer Master Plan with projects throughout the City.</p> <p>A vigorous sanitary system overflow (SSO) prevention plan, which includes good investments in our Wastewater Master Plan, vigorous closed circuit television (CCTV) program, and an aggressive lift-station cleaning program continues.</p>
19.1	Maintain Storm Drainage Facilities	<p>Ongoing</p> <ol style="list-style-type: none"> 1. Storm drain facility improvements estimated at \$5.15M. Projects include: <ul style="list-style-type: none"> • The Arches Diversion Project – In progress 2020 • Big Canyon Project Phase 2A and 2B– In design 2018 • Bayview Heights Restoration/Wetlands Project – Completed 2018 2. Street sweeping program consisted of 36,140 curb miles swept, removing 4,578 tons (dry) of debris. 3. The City's 86 tidal valves are operated/maintained on a regular basis. 4. Two and a half miles of channel and 3,267 catch basins were cleaned, yielding 138 tons of debris. A total of 435 Inlet Guards were re-installed after the winter season to assist in keeping trash/debris from entering the storm drain system/bay/ocean.

20.1	Design, Fund, and Construct Streetscape Improvements	<p>Ongoing</p> <p>Lido Village:</p> <ul style="list-style-type: none"> ▪ In September 2014, the City Council approved the Lido House Hotel project, which includes landscape improvements and enhanced pedestrian areas along Newport Boulevard and 32nd Street fronting the former City Hall site. The project also includes a minor realignment of 32nd Street and changes to existing street parking spaces between Newport Boulevard and Lafayette Avenue. Construction began in December 2017 with completion in 2018. ▪ Lido Marina Village has on-going tenant improvements with the repair of Via Oporto. <p>Balboa Village:</p> <ul style="list-style-type: none"> ▪ In October 2014, the City Council approved a conceptual streetscape improvement plan for Balboa Village that included updated landscaping, street furniture, lighting and wayfinding signage. Funding for the streetscape improvement plan and the wayfinding sign program was approved in the 2016 Capital Improvement Program. ▪ In June 2016, the City was awarded a grant from OCTA to operate a trolley service that would travel from Coast Highway to Balboa Village during the summer weekends. In June 2018, the trolley service was in operation. ▪ In fall 2018, the entry sign to Balboa Village was installed at Balboa Boulevard and Adams Street.
------	--	--

20.1	Design, Fund, and Construct Streetscape Improvements (<i>continued</i>)	<p>Ongoing</p> <p>West Newport Revitalization:</p> <ul style="list-style-type: none"> ▪ The City Council Ad Hoc Neighborhood Revitalization Committee (NRC) prioritized the preparation of a preliminary design of a Capital Improvement Project for beautification of West Coast Highway from the Santa Ana River to the Arches Bridge and of Balboa Boulevard from West Coast Highway to McFadden Square. ▪ The NRC established the West Newport Citizen Advisory Panel (CAP) to guide the effort. The CAP identified keystones to the project that included the alteration of existing medians, incorporation of sustainable elements, and the addition of lush plantings to soften the look and improve the aesthetics of the area. They also expanded the area of focus to include Superior Avenue north of Coast Highway. ▪ The CAP forwarded a concept layout which included landscaping with varying heights (groundcover, shrubs, and canopy trees), while minimizing hardscape. ▪ Balboa Boulevard between West Coast Highway and McFadden Square has now been landscaped with water-friendly plants and a water-efficient irrigation system. Various architectural features have been added near the 26th Street parking lot and entry by West Coast Highway to further beautify and enhance this area of West Newport Beach. ▪ The next segment of this project will take place on West Coast Highway from the Santa Ana River to Newport Boulevard. About half of the project was completed from Santa Ana River to about 62nd Street in fall 2018. The second phase will be from 62nd to Newport Boulevard and was in the design phase with the City at the end of 2018. <p>Mariners' Mile Revitalization:</p> <ul style="list-style-type: none"> ▪ A draft of the Mariners' Mile Revitalization Master Plan was released in April 2017. ▪ The Master Plan was scheduled for Planning Commission Study Session on April 20, 2017, but the plan was withdrawn based upon significant concerns expressed by the community. ▪ Staff believes this is not the appropriate time to pursue the adoption of the Mariners' Mile Revitalization Master Plan and the draft Master Plan may be considered again following the comprehensive General Plan update, scheduled to begin in 2019.
20.2	Design, Fund, and Construct Waterfront Promenade	<p>On Hold</p> <p>A plan was created in 2005 for a walkway from Mariners' Mile to Lido Village along Newport Harbor; however, the plan is on hold due to lack of funding.</p>

20.3	Fund and Construct Public View Sites	<p>Ongoing</p> <p>Lower Sunset View Park Extension – The concept design was underway in 2018 for the Superior bridge and parking lot expansion at the existing parking lot off Superior Avenue. Additionally, the City has applied for grant funds for the design of an additional pedestrian bridge across Coast Highway (for Phase 2).</p>
21.1	Review and Update Harbor and Tidelands Improvement Plans	<p>Ongoing</p> <p>The Tidelands Capital Plan (TCP) was originally implemented in 2012. The TCP is now called the Harbor Capital Project Planning Tool and is a living document that is updated and refined by staff throughout the year.</p>
21.2	Develop Harbor Area Management Plan (HAMP)	<p>Complete</p> <p>In November 2010, the City Council approved the HAMP.</p>
21.3	Events Management and Programs	<p>Ongoing</p> <p>Chamber of Commerce, Harbor Resources, and Orange County Harbor Patrol continuously work together to plan and implement special events that take place in the Harbor such as the annual Christmas Boat Parade. For the ninth year, City staff teamed up with the Orange County Water District to provide education on how to protect our coast and waterways from trash at the 22nd Annual Children's Water Education Festival on March 28 and 29, 2018, at the University of California, Irvine.</p>
21.4	Harbor Operations and Management	<p>Ongoing</p> <p>A joint City/County study that evaluates the costs and efficiency of current services provided by the City and County in Newport Harbor and opportunities to realign these to reduce costs has not been conducted to date and may be prioritized in the future based on needs and funding.</p>
22.1	Maintain and Enhance Police and Fire Facilities	<p>Ongoing</p> <p>Newport Beach Police and Fire Departments annually maintain and periodically update facilities and personnel to provide a high-level of service. This process is implemented through the City's budget process. Additionally, response times are monitored and changes are proposed through the budget process. A remodel of the Police Station at 870 Santa Barbara Drive was completed in 2018. The new Corona del Mar Fire Station No. 5 and Library were in the construction phase in 2018 and anticipated construction completion is summer 2019.</p>

23.1	Maintain and Update Parks and Recreation Facility Plans	<p>Ongoing</p> <p>The Recreation and Senior Services Department reviews the status of the park system on an ongoing basis and improvements are recommended in the City's annual Capital Improvement Plan.</p>
23.2	Maintain and Improve Parks and Recreation Facilities	<p>Ongoing</p> <p>In 2018, the following accomplishments were achieved:</p> <ol style="list-style-type: none"> 1. Ongoing maintenance of existing facilities; 2. Renovation of Grant Howald Park - Landscape architect hired and conceptual plans process underway; 3. Upgrades of surfacing and/or play equipment at Buffalo Hills, Mariners, 38th, Coastal Peak, Spyglass Hill Reservoir, Begonia, Bayview, Peninsula, Orange and Newport Island Parks; 4. Lower Sunset View Park Extension – Conceptual design plans continue to be refined. Plans include bridge from Lower Sunset View to Sunset Ridge Park and increased parking; 5. New cabinets installed at Community Youth Center; and 6. Newport Coast Community Center Gym floor renovation.
23.3	Assess Recreation Needs	<p>Ongoing</p> <p>The Recreation and Senior Services Department continuously analyzes enrollment numbers in existing recreation programs and periodically initiates community surveys to assess the current needs of the community.</p>

23.4	Maintain Recreation Programs for Newport Beach's Residents	<p>Ongoing</p> <p>The Recreation and Senior Services Department provides recreation programs citywide. The Newport Navigator is a recreation guide for all recreation programs and services provided by the City. The Newport Navigator is produced quarterly in addition to a summer issue. The Parks, Beaches, and Recreation Commission (PB&R) acts in an advisory capacity to City Council for all matters pertaining to parks, beaches, recreation, parkways, and street trees. The following are Commission highlights from 2018:</p> <ol style="list-style-type: none"> 1. Ace Programs Presentation 2. Beach Maintenance Presentation 3. City Playgrounds Presentation 4. Landscape / Parks Maintenance Presentations 5. 15 Tree Reforestations Requested 6. Seven Bench Donations Requested 7. Three Tree Donations 8. Big Canyon Nature Park Improvements – Phase 2A Concept Plan and Review 9. Special Events and Facility Rentals at OASIS Senior Center 10. Newport Harbor Baseball Association request to install temporary digital scoreboards at Mariners and Bob Henry Parks 11. Newport Island Park – proposed landscaping request by adjacent homeowner at 3803 Marcus Avenue 12. Eagle Scout Project at Cliff Drive Park 13. Certificate presentation to retiring Director Mike Pisani and outgoing PB&R Commissioners Tom Anderson and Ron Cole 14. Welcomed New Commissioners – Diane Daruty and Hassan Archer 15. Elections – Walt Howald, Chair/ David Granoff, Vice Chair. 16. Ad Hoc Committee Appointments – Community Service Award: Englebrecht, Granoff & Ignatin; Council Policy B-17 Donations: Daruty, Granoff & Howald; Grant Howald Rehabilitation: Archer, Ignatin & Howald; Sunset View: Granoff, Hayes & Ignatin; Youth Sports Liaison: Daruty, Englebrecht & Hayes 17. Update on City's approach to trees to include trimming and public and private views
23.5	Requirements for Residential Developers	<p>Ongoing</p> <p>Park fees are assessed for all new residential subdivisions pursuant to the Subdivision Map Act and the City's Subdivision Code.</p>

24.1	Adopt and Implement Strategic Plan for Fiscal and Economic Sustainability	<p>Ongoing</p> <p>In June 2009, the City Council updated its Strategic Plan for Fiscal and Economic Stability through the Economic Development Committee (EDC). The Strategic Plan is designed to serve as a work program for the City Council, City staff, and the EDC to promote and sustain fiscal and economic vitality in Newport Beach. It is intended, in part, as a companion document for the General Plan (adopted in 2006), to assist the City in implementing portions of the General Plan that affect economic development in the City. The Strategic Plan includes goals and objectives to enhance the business climate in the community and focuses on a shorter time frame (three to five years) than does the General Plan, since economic conditions and priorities can change more rapidly than do planning goals related to community character and land use patterns. The Strategic Plan calls for regular reviews of progress and re-assessments of priorities.</p>
25.1	Implement Housing Element Programs	<p>Ongoing</p> <p>The City implements Housing Element Programs through the review of proposed residential projects. Programs are reviewed in the Housing Element Progress Report, which is provided as a part of the Annual General Plan Status Report.</p>
26.1	Enforce Codes and Ordinances	<p>Ongoing</p> <p>The City enforces all Municipal Code Sections including but not limited to health and safety, and zoning to implement the General Plan primarily on a complaint-driven basis. Code Enforcement and Planning staff partnered with the Balboa Village Merchants Association to identify substandard buildings and work with the property owners to participate in the City's Façade Improvement Program. The Program provides grant monies to eligible property and/or business owners to make improvements to the façade of their buildings.</p>
27.1	Seismic Compliance	<p>Ongoing</p> <p>The City continuously implements the Municipal Code and the California Building Code through the Building Division, which requires seismic retrofitting and strengthening to minimize damage in the event of a seismic geologic hazard.</p>
28.1	Maintain Hazards Data Base	<p>Ongoing</p> <p>The Police Department maintains a crime statistics database to keep track of the type and occurrence of criminal activities. The Fire Department relies on the Disaster Preparedness Division under the City's Emergency Management Program (see Program 28.2 and 29.1) for the planning of facilities, personnel assignments, and emergency response programs as related to natural hazards. Additionally, the City maintains hazard information in its Geographic Information System (GIS).</p>

28.2	Maintain Emergency Preparedness, Response, and Recovery Programs	<p>Ongoing</p> <p>On July 4, 2018, 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 Monday, September 11, 2018, 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 City Manager's Office, Fire Department, and Police Dispatch.</p> <p>On October 9, 2018, a citywide Department Operations Center drill was conducted. The drill scenario was an earthquake and it included the Community Development, Fire, Municipal Operations, Police and Utilities DOCs. DOC staff was challenged with tracking and deploying resources and field staff.</p> <p>On November 13 and 15, of 2018, the City held a multi-agency Emergency Operations Center (EOC) drill. The drill was in partnership with John Wayne Airport and involved over 20 outside agencies. The scenario simulated a commercial airplane crash in the upper Newport Back Bay. Outside speakers were brought in to provide technical and realistic information. Newport Beach EOC staff and all participating agencies were challenged with response and recovery tabletop questions. The exercise was a great opportunity to engage EOC staff with outside agencies that would respond to a local incident.</p> <p>The City's Emergency Preparedness Committee (EPC) is comprised of representatives from each department and meets monthly. The EPC works collaboratively to plan, train, and address all city emergency management threats.</p>
------	--	--

29.1	Educate the Community	<p>Ongoing</p> <ol style="list-style-type: none"> 1. 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 in 2018 include: <ul style="list-style-type: none"> • Fire Service Day Open House (10/7/18) • Green on the Green and Disaster Preparedness Expo (9/08/18) • Fair Housing and Tenant Workshops (various dates throughout the year) • Newport Heights Neighborhood School Traffic meeting (3/14/18) • Tsunami Awareness Workshop (3/22/18) • Community Development Department Open House and Community Forum (2/26/18) 2. The City's webpage was revamped to include easily accessible, up-to-date information on all of the aforementioned services, programs, key issues and current projects. The new webpage includes a "Newsplash" tool. This tool gives the community the ability to sign up to receive automated emails regarding news or updated information related to certain topics including all of the aforementioned. 3. 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.
------	-----------------------	--

29.2	Support of the Arts, Culture, and Historic Resources	<p>Ongoing</p> <p>The City Arts Commission acts in an advisory capacity to the City Council in all matters pertaining to artistic, aesthetic, and cultural aspects of the City. The City Arts Commission also recommends to the City Council the adoption of such ordinances, rules and regulations as it may deem necessary for the administration and preservation of fine arts, performing arts, historical, aesthetic, and cultural aspects of the community. The following is an update on implementation in 2018:</p> <ol style="list-style-type: none"> 1. Concerts on the Green – Four concerts were held during the summer. Concerts included Matt Mauser: Celebration of Frank Sinatra; The Springsteen Experience; Tijuana Dogs; and A Tribute to the Eagles. One concert on the Balboa Peninsula was held in Peninsula Park featuring Southland Sings. 2. Exhibits in the Central Library – The City maintains exhibit space at the Central Library. The City Arts Commission's Fine Arts Committee meets periodically to review artist's submissions for exhibition in the Central Library. Upon acceptance, exhibiting artists must agree to the conditions and requirements detailed in the City Policy 1-11. 3. Newport Beach Art Exhibition – On June 16, 2018 the Arts Commission hosted the 54th Annual Exhibition and cash prizes were awarded to artists within a number of categories. A portion of the proceeds from the art sale funds Newport Beach community arts programs. 4. Newport Beach Arts Foundation – On October 13, 2018 the Newport Beach Arts Foundation presented the 15th Annual Art in the Park on the Civic Green with over 125 artists and craftspeople exhibiting and selling their arts and fine crafts. 5. Master Arts and Culture Plan – The City Arts Commission is in progress of developing goals and objectives. 6. Grants Awarded – In November 2018, the City Council awarded Cultural Arts Grants to the following: Balboa Island Improvement Association, Baroque Music Festival, Chuck Jones Center for Creativity, Ensign Intermediate School Dance Club, Newport Beach Film Festival, Newport Beach Sister City Association, Newport Elementary School Foundation, and the Pacific Symphony.
------	--	--

29.3	Support Community Environmental and Recreation Initiatives	<p>Ongoing</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; however, no agreement to acquire the site was forthcoming. In July 2012, the City approved the Newport Banning Ranch Planned Community Development Plan for development of the 401-acre site with 1,375 residential dwelling units, a 75-room resort inn and ancillary resort uses, and 75,000 square feet of commercial uses. On September 7, 2016, the California Coastal Commission denied a coastal development permit for the project. On December 12, 2017, the City Council adopted Ordinance No. 2017-17, which repealed all approvals for the Newport Banning Ranch project. The absence of an approved project does not preclude the City from pursuing annexation of the Banning Ranch property with the Local Agency Formation Commission (LAFCO).</p>
30.1	Maintain Annual Budgets for City Services and Improvements	<p>Ongoing</p> <p>Annual budgets are maintained and reviewed by the City Council annually. A Capital Improvement Plan (CIP) is included in the annual budget approved by City Council each year. In June 2018, the City Council approved the budget and CIP.</p>

30.2	Administer Impact and User Fees (<i>Development Impact Fees, Park Dedication and In-Lieu Fees, and Tideland Revenue Fees</i>)	<p>Ongoing</p> <ol style="list-style-type: none"> 1. Development impact fees including fair share traffic fees are assessed for each development project. The completion of updating the Fair Share Traffic fee has been put on hold (see Program 7.2). 2. Park dedication fees are assessed on a project-by-project basis pursuant to the Subdivision Code. The Park dedication fee which was updated in 2007, is required to keep current with property appreciation, and said fair market value per acre shall be reviewed and adjusted, if necessary, at least every three years. 3. Piers: <ul style="list-style-type: none"> • Residential Piers: Rates are reviewed and adjusted annually by Consumer Price Index (CPI). • Commercial Piers: Commercial rates are fully phased in and will be adjusted annually by CPI. 4. Moorings: <ul style="list-style-type: none"> • Rates – Annual mooring rates are updated to be based on the CPI. Rates will be assessed in January of each year. • Regulations - The City Council updated its rates for sub-permittees in January 2018 and added a host of other fees for the newly established Harbor Department.
31.1	Consider the Establishment of Community Facilities and Special Assessment Districts	<p>Ongoing</p> <p>As an alternative to building a new community center, the City has leased programming space on 16th Street in Newport Beach and is providing a variety of recreational and fitness classes for the community. It offers a dynamic program schedule with classes for all age groups and features a gymnastics center, dance, and fitness studio with professional-grade sprung floor, classroom space for enrichment programs and a participant lobby.</p>

INTENTIONALLY BLANK PAGE

Attachment No. PC 3

2018 Housing Element Program Status
(Table D)

INTENTIONALLY BLANK PAGE

TABLE D. 2018 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS PURSUANT TO GOVERNMENT CODE SECTION 65583

PROGRAM		STATUS
1.1.1	Improve housing quality and prevent deterioration of existing neighborhoods by strictly enforcing building code regulations and abating code violations and nuisances.	<p><i>Ongoing</i></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 Repair Program. (See Program 1.1.2 for details.)</p>

PROGRAM		STATUS
1.1.2	Investigate the use of federal funds and local funds, including Community Development Block Grants (CDBG) and the Affordable Housing Fund, to provide technical and/or financial assistance, if necessary, to existing lower- and moderate-income, owner-occupants of residential properties through low-interest loans or emergency grants to rehabilitate and encourage the preservation of existing housing stock.	<p>Ongoing</p> <p>On April 29, 2015, the City published Request For Proposal (RFP) No. 15-55 for use of the City's Affordable Housing Fund toward affordable housing development or programming. Three projects received approval of the funding from City Council on November 24, 2015, and updates on project implementation for 2018 are as follows:</p> <ol style="list-style-type: none"> 1. An agreement with Community Development Partners granting \$1,975,000 to assist with the acquisition, rehabilitation and conversion of an existing 12-unit apartment building located at 6001 Coast Boulevard for affordable housing – 6 for low-income veterans and 6 with a priority for low-income seniors and veterans (Newport Veterans Project). In June 2017, the project closed on construction financing. Building permits were issued and construction began in July 2017. The lease-up of the units were completed in 2018. 2. Senior Home Repair Program - An agreement with Habitat for Humanity Orange County (Habitat OC) granting up to \$600,000 for critical home repair for low-income seniors. There has been \$194,000 spent with eight projects completed and one in the process at the end of 2018. These projects include repairing and weatherizing roofing, bringing landscaping up to code, repairing stairs and railings, and replacing furnaces and windows. 3. Seaview Lutheran Plaza Project – Seaview Lutheran Plaza was awarded \$1.6 million to assist with the rehabilitation of an existing 100-unit apartment building that is affordable to low-income seniors located at 2800 Pacific View Drive. On July 26, 2016, the City and Seaview Lutheran entered into an affordable housing grant agreement for \$800,000 of the award for upgrades to existing bathrooms. The design and permits were approved late 2016 and construction was underway throughout 2017. By spring 2018 all 100 units were complete. The grant agreement extended the affordability requirement through 2069. Subsequent to the grant, Seaview Lutheran decided to not pursue the remaining \$800,000 for a loan agreement. Therefore, this money remains in the City's affordable housing account.

PROGRAM		STATUS
1.1.3	Require replacement of housing demolished within the Coastal Zone when housing is or has been occupied by very low-, low-, and moderate-income households within the preceding 12 months. The City shall prohibit demolition unless a determination of consistency with Government Code Section 65590 has been made. The specific provisions implementing replacement unit requirements are contained in Chapter 20.34 of the Municipal Code.	<p>Ongoing</p> <p>The City uses Newport Beach Municipal Code (NBMC) Chapter 20.34 Conversion or Demolition of Affordable Housing by monitoring demolition requests and permits. No applicable projects were submitted in 2018.</p>
1.1.4	The City will continue to implement the Residential Building Records (RBR) program to reduce and prevent violations of building and zoning ordinances by providing a report to the all parties involved in a transaction of sale of residential properties, and providing an opportunity to inspect properties to identify potentially hazardous conditions, resources permitting. The report provides information as to permitted and illegal uses/construction, and verification that buildings meet zoning and building requirements, including life safety requirements.	<p>Ongoing</p> <p>This City report allows the City to verify that its residential buildings meet zoning and building code requirements, 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 2018, there were 1,059 RBRs processed.</p>

PROGRAM		STATUS
2.1.1	Maintain rental opportunities by restricting conversions of rental units to condominiums in a development containing 15 or more units unless the vacancy rate in Newport Beach for rental housing is an average of 5 percent or higher for four (4) consecutive quarters, and unless the property owner complies with condominium conversion regulations contained in Chapter 19.64 of the Newport Beach Municipal Code.	<p>Ongoing</p> <p>A vacancy rate survey is completed upon receiving an application for the conversion of 15 or more rental units to condominiums. No projects of 15 or more units were submitted in 2018.</p>
2.1.2	Take all feasible actions, through use of development agreements, expedited development review, and expedited processing of grading, building and other development permits, to ensure expedient construction and occupancy for projects approved with lower- and moderate-income housing requirements.	<p>Ongoing</p> <p>Pending applications that include affordable housing will be expedited.</p>
2.1.3	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.	<p>Ongoing</p> <p>The issuance of tax-exempt mortgage revenue bonds is project driven, and the developer typically applies for the bonds. No applications were received.</p>
2.1.4	Conduct an annual compliance-monitoring program for units required to be occupied by very low-, low-, and moderate-income households.	<p>Ongoing</p> <p>Annual compliance monitoring has been conducted for 2018 and the report for the City's income- and rent-restricted units by LDM Associates (consultant) found all units in compliance.</p>

PROGRAM		STATUS
2.1.5	Provide entitlement assistance, expedited entitlement processing, and waive application processing fees for developments in which 5 percent of units are affordable to extremely low-income households. To be eligible for a fee waiver, the units shall be subject to an affordability covenant for a minimum duration of 30 years. The affordable units provided shall be granted a waiver of park in-lieu fees (if applicable) and traffic fairshare fees.	<p>Ongoing</p> <p>The building permit fees were waived for the Seaview Lutheran Plaza Project. Planning staff assisted as a liaison between the applicant and the Building Division to assist in resolving Building Code issues during the plan check process for the Seaview Lutheran Plaza Project and assisted with coordinating plan check and expediting permitting for the Newport Veterans project.</p>
2.1.6	Affordable housing developments providing units affordable to extremely low-income households shall be given the highest priority for use of Affordable Housing Fund monies.	<p>Ongoing</p> <p>See status of Program 1.1.2.</p>
2.2.1	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. Provide a copy of this brochure at the Planning Counter, the website and also provide a copy to potential developers.	<p>Ongoing</p> <p>A brochure is maintained and provided on the City website and in the public lobby.</p>
2.2.2	The City shall provide more assistance for projects that provide a higher number of affordable units or a greater level of affordability. At least 15 percent of units shall be affordable when assistance is provided from Community Development Block Grant (CDBG) funds or the City's Affordable Housing Fund.	<p>Ongoing</p> <p>This program was considered in evaluating the proposals for the RFP and choosing the projects described in Program 1.1.2.</p>

PROGRAM		STATUS
2.2.3	For new developments proposed in the Coastal Zone areas of the City, the City shall follow Government Code Section 65590 and Title 20.	<p>Ongoing</p> <p>The City uses NBMC Chapter 20.34 Conversion or Demolition of Affordable Housing by monitoring demolition requests and permits.</p> <p>One applicable project (PA2018-051) was submitted in 2018, requesting the demolition of four units; none of the four units were found to be occupied by low- or moderate-income households.</p>
2.2.4	All required affordable units shall have restrictions to maintain their affordability for a minimum of 30 years.	<p>Ongoing</p> <p>Staff continues to include this affordability restriction as a standard condition on all affordable housing projects, unless an otherwise longer affordability covenant is agreed upon. The Newport Veterans project has an affordability requirement of 50 years and the Seaview Lutheran project will add 30 additional years to their existing requirement, resulting in a new expiration date of 2069.</p>
2.2.5	Advise and educate existing landowners and prospective developers of affordable housing development opportunities available within the Banning Ranch, Airport Area, Newport Mesa, Newport Center, Mariners' Mile, West Newport Highway, and Balboa Peninsula areas.	<p>Ongoing</p> <p>A brochure has been created and distributed that outlines development incentives and entitlement assistance available in the City. The brochure is maintained at the public counter in Bay C at the Civic Center and on the City website.</p>
2.2.6	Participate in other programs that assist production of housing.	<p>Ongoing</p> <p>City staff attends Orange County Housing Authority (OCHA) Cities Advisory Committee meetings to keep up-to-date with programs that assist in the production of housing.</p>

PROGRAM		STATUS
2.2.7	New developments that provide housing for lower-income households that help meet regional needs shall have priority for the provision of available and future resources or services, including water and sewer supply and services.	<p>Ongoing</p> <p>In 2017, the Newport Crossings Mixed-Use project, a 350-dwelling unit mixed-use development, was submitted within the Airport Area under the Residential Overlay of the Newport Place Planned Community. The proposed project includes 78 low-income dwelling units. The Draft Environmental Impact Report prepared for the project was released for a 45-day public review period on November 30, 2018, and concludes that adequate water and sewer capacity exist to support the development. The Planning Commission held a study session on December 6, 2018, with project review scheduled for early 2019.</p>
2.2.8	Implement Chapter 20.32 (Density Bonus) of the Zoning Code and educate interested developers about the benefits of density bonuses and related incentives for the development of housing that is affordable to very low-, low-, and moderate-income households and senior citizens.	<p>Ongoing</p> <p>Implemented as projects are submitted. Density Bonus information and incentives are included in an informational brochure available to the public.</p> <p>In 2017, the Newport Crossings Mixed-Use project, a 350-dwelling unit mixed-use development, was submitted within the Airport Area under the Residential Overlay of the Newport Place Planned Community. In exchange for providing 78 units affordable to low-income households, the developer has requested a density bonus of 91 units (35%), an incentive to allow for flexibility with unit mix, and a development waiver of building height. The Draft Environmental Impact Report prepared for the project was released for a 45-day public review period on November 30, 2018. The Planning Commission held a study session on December 6, 2018, with project review scheduled for early 2019.</p>

PROGRAM		STATUS
2.3.1	Study housing impacts of proposed major commercial/industrial projects during the development review process. Prior to project approval, a housing impact assessment shall be developed by the City with the active involvement of the developer. Such assessment shall indicate the magnitude of jobs to be created by the project, where housing opportunities are expected to be available, and what measures (public and private) are requisite, if any, to ensure an adequate supply of housing for the projected labor force of the project and for any restrictions on development due to the "Charter Section 423" initiative.	<p>Ongoing</p> <p>In conjunction with the environmental review required under the California Environmental Quality Act (CEQA), potential impacts to population, housing, and employment is reviewed and analyzed. Recent development trends have consisted of redevelopment of commercial and industrial sites for residential development or mixed-use, which has created new housing opportunities in the City. No major commercial/industrial projects were submitted in 2018.</p>
3.1.1	Provide a streamlined "fast-track" development review process for proposed affordable housing developments.	<p>Ongoing</p> <p>The City will prioritize the development review process for all affordable housing projects. The renovation for the Newport Veterans project, the Seaview Lutheran rehabilitation and any Senior Housing Assistance Repair Program rehabilitation projects were provided "fast-track" plan check.</p>
3.1.2	When a residential developer agrees to construct housing for persons and families of very low, low, and moderate income above mandated requirements, the City shall either (1) grant a density bonus as required by state law, or (2) provide other incentives of equivalent financial value.	<p>Ongoing</p> <p>The City considers Density Bonuses and other incentives on a project-by-project basis. Chapter 20.32 Density Bonus is included in the Zoning Code and is implemented as projects are submitted.</p> <p>As mentioned in Program 2.2.8, the Newport Crossings Mixed-Use project includes 78 units affordable to low-income households, and the developer has requested a density bonus of 91 units (35%), an incentive to allow for flexibility with unit mix, and a development waiver of building height.</p>

PROGRAM		STATUS
3.1.3	Develop a pre-approved list of incentives and qualifications for such incentives to promote the development of affordable housing. Such incentives include the waiver of application and development fees or modification to development standards (e.g., setbacks, lot coverage, etc.).	<p>Ongoing</p> <p>Waivers and incentives are considered by the Planning Commission and City Council on a project-by-project basis. Staff received information from the Department of Housing and Community Development (HCD) on examples of pre-approved incentive programs from the City of Los Angeles and the City of Anaheim. Staff will continue research with HCD to develop pre-approved incentives.</p> <p>As mentioned in Program 2.2.8, the Newport Crossings Mixed-Use project includes 78 units affordable to low-income households, and the developer has requested a density bonus of 91 units (35%), an incentive to allow for flexibility with unit mix, and a development waiver of building height.</p>
3.2.1	When requested by property owners, the City shall approve rezoning of developed or vacant property from nonresidential to residential uses when appropriate. These rezoned properties shall be added to the list of sites for residential development.	<p>Ongoing</p> <p>The City continually monitors requests for zone changes of vacant and developed properties from nonresidential to residential and approves when determined to be compatible and feasible. When approved, these sites are mapped for residential uses on both the Zoning District Map and General Plan Land Use Map.</p> <p>In 2018, one project (Saunders GPA) was under review consisting of rezoning of nonresidential property to mixed-use land uses, including up to 329 residential units.</p>

PROGRAM		STATUS
3.2.2	<p>Recognizing that General Plan Policy LU6.15.6 may result in a potential constraint to the development of affordable housing in the Airport Area, the City shall maintain an exception to the minimum 10-acre site requirement for projects that include a minimum of 30 percent of the units affordable to lower-income households. It is recognized that allowing a smaller scale development within an established commercial and industrial area may result in land use compatibility problems and result in a residential development that does not provide sufficient amenities (i.e. parks) and/or necessary improvements (i.e. pedestrian walkways). Therefore, it is imperative that the exception includes provisions for adequate amenities, design considerations for the future integration into a larger residential village, and a requirement to ensure collaboration with future developers in the area.</p>	<p>Ongoing</p> <p>The Residential Overlay of the Newport Place Planned Community implements this program by providing an exception to the 10-acre site requirement for residential development projects in the Airport Area that include a minimum of 30 percent of the units affordable to lower income households.</p> <p>In 2017, the Newport Crossings Mixed-Use project, a 350 dwelling unit mixed-use development was submitted within the Airport Area under the Residential Overlay. In exchange for providing 78 units affordable to low-income households, the project is eligible for the 10-acre site requirement, a 91-unit density bonus, and development incentives and waivers. The application includes a Site Development Review to ensure that the sufficient amenities and neighborhood integration improvements are provided. As proposed, the project provides extensive on-site recreational amenities, including separate pool, entertainment, and lounge courtyards with eating, seating, and barbeque space; a rooftop terrace; a fifth-level view deck; a club room for entertainment and gatherings; and a fitness facility. In addition, a 0.5-acre public park is proposed to be constructed and dedicated to the City, and a public plaza is located in front of the retail shops facing the main corner of the project at Corinthian Way and Martingale Way that will provide additional informal areas that residents can take advantage of.</p>

PROGRAM		STATUS
3.2.3	<p>The City will encourage and facilitate residential and mixed-use development on vacant and underdeveloped sites listed in Appendix H3 by providing technical assistance to interested developers with site identification and entitlement processing. The City will support developers funding applications from other agencies and programs. The City will post the Sites Analysis and Inventory on the City's webpage and marketing materials for residential and mixed-use opportunity sites, and will equally encourage and market the sites for both for-sale development and rental development. To encourage the development of affordable housing within residential and mixed-use developments, the City shall educate developers of the benefits of density bonuses and related incentives, identify potential funding opportunities, offer expedited entitlement processing, and offer fee waivers and/or deferrals.</p>	<p>Ongoing</p> <p>Appendix H3 is the Sites Analysis and Inventory which identifies sites that can be developed for housing within the planning period and that are sufficient to provide for the City's share of the regional housing need allocation to provide realistic opportunities for the provision of housing to all income segments within the community. Appendix H3 can be found in the Housing Element available at the Planning Division or online at http://www.newportbeachca.gov/index.aspx?page=2087</p> <p>The City has completed the following:</p> <ol style="list-style-type: none"> 1. A user-friendly Sites Analysis and Inventory is on the City's website. 2. A brochure is available on the website and in the public lobby that promotes the incentives and opportunities for affordable housing projects, which includes information of the City's Sites Analysis and Inventory. 3. A layer and note have been added in the City's Geographic Information System (GIS) to identify sites within the inventory to assist staff in providing information to interested developers. <p>The City will encourage density bonus and offer incentives to interested developers.</p>

PROGRAM		STATUS
3.2.4	<p>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. If identified strategies are not successful in generating development interest, the City will respond to market conditions and will revise or add additional incentives.</p>	<p>Ongoing</p> <p>In 2018, construction began the development of the Plaza Corona del Mar project, six detached residential condominiums units on an identified vacant site in Corona del Mar.</p> <p>The City also has significant projects on sites identified as underutilized:</p> <ul style="list-style-type: none"> • Uptown Newport was approved in February 2013, for the construction of up to 1,244 residential units, 11,500 square feet of retail commercial, and 2.05 acres of park space. The Uptown Newport Planned Community requires densities between 30 du/acre and 50 du/acre, consistent with the densities of the General Plan, and allows additional density opportunities with a density bonus. Construction of the first phase of the project (455 apartment units, including 91 affordable units) occurred in 2018 with anticipated completion in March 2019. • The Newport Crossings Mixed-Use project is located on a site identified as underutilized. The project was submitted in 2017 and was under review in 2018. The project includes the development of 350 residential apartment units, including 78 units for low-income households. The Planning Commission held a study session on December 6, 2018, with project review scheduled for early 2019. • Koll Center Residences is an active application for the development of 260 for-sale condominium units located on a site identified as underutilized. The application is currently under review by the City. A Planning Commission study session was scheduled for early 2019.

PROGRAM		STATUS
4.1.1	Annually contact owners of affordable units for those developments listed in Table H12 as part of the City's annual monitoring of affordable housing agreements to obtain information regarding their plans for continuing affordability on their properties, inform them of financial resources available, and to encourage the extension of the affordability agreements for the developments listed in Table H12 beyond the years noted.	<p>Ongoing</p> <p>Staff maintains an updated contact list for affordable units in conjunction with the 2014-2021 Housing Element. LDM 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 LDM 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 except from Seaview Lutheran (see Program 1.1.2 for details).</p>
4.1.2	The City shall maintain registration as a Qualified Preservation Entity with HCD to ensure that the City will receive notices from all owners intending to opt out of their Section 8 contracts and/or prepay their HUD insured mortgages. Upon receiving notice that a property owner of an existing affordable housing development intends to convert the units to a market-rate development, the City shall consult with the property owners and potential preservation organizations regarding the potential use of Community Development Block Grant (CDBG) funds and/or Affordable Housing Fund monies to maintain affordable housing opportunities in those developments listed in Table H12 or assist in the non-profit acquisition of the units to ensure long-term affordability.	<p>Ongoing</p> <p>The City of Newport Beach is registered as a Qualified Preservation Entity with HCD in 2012. When notification is received, City staff will evaluate the potential use of monies to preserve the affordable units.</p>

PROGRAM		STATUS
4.1.3	Continue to 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 to assist tenants and prospective tenants to acquire additional understanding of housing law and related policy issues.	<p>Ongoing</p> <p>Pamphlets informing prospective tenants and landlords about the Orange County Housing Authority (OCHA) Section 8 program have been made available in the public lobby and information is posted on the City website.</p>
4.1.4	Investigate availability of federal, state, and local programs and pursue these programs, if found feasible, for the preservation of existing lower-income housing, especially for preservation of lower-income housing that may convert to market rates during the next 10 years. In addition, continually promote the availability of monies from the Affordable Housing Fund as a funding source for the preservation and rehabilitation of lower-income housing. A list of these programs, including sources and funding amounts, will be identified as part of this program and maintained on an ongoing basis.	<p>Ongoing</p> <p>The City attends OCHA meetings and has continued to investigate available programs and evaluate the feasibility of participating in such programs.</p> <p>The Newport Veterans project worked directly with OCHA to obtain project-based Veterans Affairs Supportive Housing (VASH) vouchers. Orange County is provided VASH vouchers which are distributed to the Cities via OCHA. The project was awarded the project-based VASH vouchers in 2016. Renovations of the units began in 2017 and lease-up of the project-based voucher units was complete in spring 2018.</p> <p>Additionally, the project received Veterans Housing and Homelessness Prevention (VHHP) funding through the Department of Housing and Community Development.</p>

PROGRAM		STATUS
4.1.5	<p>The City shall inform and educate owners of affordable units of the State Preservation Notice Law (Government Code Section 65863.10-13), if applicable. Pursuant to the law, owners of government-assisted projects cannot terminate subsidy contract, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. Owners proposing to sell or otherwise dispose of a property at any time during the 5 years prior to the expiration of restrictions must provide this Notice at least 12 months in advance unless such sale or disposition would result in preserving the restrictions. The intent of the law is to give tenants sufficient time to understand and prepare for potential rent increases, as well as to provide local governments and potential preservation buyers with an opportunity to develop a plan to preserve the property. This plan typically consists of convincing the owner to either (a) retain the rental restrictions in exchange for additional financial incentives or (b) sell to a preservation buyer at fair market value.</p>	<p>Ongoing</p> <p>Staff and consultant LDM Associates (“LDM”) were able to coordinate meetings and phone calls with property owners of existing units subject to affordable housing covenants or agreements. The owners were not interested in extending the existing affordable housing covenants. Staff worked with LDM to provide a notice to potentially affected property owners. The notice was mailed out on February 25, 2016.</p> <p>Additionally, LDM discovered that one of the expiring affordable housing covenants did not provide the state law required noticing to their tenants. In May 2017, LDM notified the owner and management of 1544 Placentia Avenue and as a result, the expiration date of the affordability covenant was extended into 2018 to meet state law noticing requirements. In 2018 the following covenants for affordable housing expired and staff was unable to reach an agreement to extend the affordability agreements:</p> <ul style="list-style-type: none"> • 849 West 15th Street - 15 units • 1544 Placentia – 25 units • 843 West 15th Street – 65 units
4.1.6	<p>In accordance with Government Code Section 65863.7, require a relocation impact report as a prerequisite for the closure or conversion of an existing mobile home park.</p>	<p>Ongoing</p> <p>Zoning Code Section 20.28.020 ensures compliance with the Government Code Section. No relocation impact reports were proposed in 2018.</p>

PROGRAM		STATUS
4.1.7	<p>Participate as a member of the Orange County Housing Authority Advisory Committee and work in cooperation with the Orange County Housing Authority to provide Section 8 Rental Housing Assistance to residents of the community. The City will, in cooperation with the Housing Authority, recommend and request use of modified fair-market rent limits to increase the number of housing units within the City that will be eligible to participate in the Section 8 program. The Newport Beach Planning Division will prepare and implement a publicity program to educate and encourage landlords within the City to rent their units to Section 8 Certificate holders, and to make very low-income households aware of availability of the Section 8 Rental Housing Assistance Program.</p>	<p>Ongoing</p> <p>Staff attends the quarterly meetings of the OCHA Cities Advisory Committee.</p> <p>Staff continually works in cooperation with the County to provide Section 8 rental housing assistance to residents.</p> <p>A link to the Orange County Housing Authority website has been placed on the City website to provide information on the Section 8 program.</p> <p>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).</p>
4.2.1	<p>Implement and enforce the Water Efficient Landscape Ordinance and Landscape and Irrigation Design Standards in compliance with AB 1881 (2006). The ordinance establishes standards for planning, designing, installing, and maintaining and managing water-efficient landscapes in new construction and rehabilitated projects.</p>	<p>Ongoing</p> <p>The Newport Veterans project incorporates water-efficient landscaping.</p>

PROGRAM		STATUS
4.2.2	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, include installation of energy efficient appliances and devices, and water conserving fixtures that will contribute to reduced housing costs for future occupants of the units.	<p>Ongoing</p> <p>The Newport Veterans project and the Seaview Lutheran project incorporated the use of energy efficient appliances and lighting.</p>
4.2.3	Investigate the feasibility and benefits of using a portion of its CDBG or other local funds for the establishment and implementation of an energy conserving home improvements program for lower-income homeowners.	<p>Ongoing</p> <p>Continuously monitor requests for assistance and Code Enforcement quarterly reports to determine need.</p>
4.2.4	Maintain a process for LEED certified staff members to provide development assistance to project proponents seeking LEED certification, which will in turn increase the LEED points granted to projects.	<p>Ongoing</p> <p>In 2018, the City staff included one Leadership in Energy and Environmental Design (LEED) accredited staff member who was available to provide technical assistance when requested.</p>
4.2.5	To encourage voluntary green building action, the City shall maintain a green recognition program that may include public recognition of LEED certified buildings (or equivalent certification), payment of a display advertisement in the local newspaper recognizing the achievements of a project, or developing a City plaque that will be granted to exceptional developments.	<p>Ongoing</p> <p>Staff will work on construction of a new webpage that will provide recognition to LEED certified buildings by displaying their project with pictures and their name or other information they would want advertised. An informational flyer is also being drafted to encourage green building that will advertise the new webpage and will be provided in the public lobby.</p>

PROGRAM		STATUS
5.1.1	Apply for United States Department of Urban Development Community Development Block Grant funds and allocate a portion of such funds to sub-recipients who provide shelter and other services for the homeless.	<p>Ongoing</p> <p>Through the approved Action Plans for Fiscal Year 2018-2019, the City allocated funding to the following organizations to preserve the supply of emergency and transitional housing: Families Forward, Second Chance Orange County, and Fair Housing Foundation.</p>
5.1.2	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>Ongoing</p> <p>The City refers low-income residents to Orange County for rehabilitation of mobile homes, to Neighborhood Housing for first time buyer programs, and to Rebuilding Together for handyman service for low-income and senior households.</p> <p>The City Council awarded Affordable Housing Funds for an agreement with Habitat for Humanity Orange County (Habitat OC) granting up to \$600,000 to establish a critical home repair program for low-income seniors (Senior Home Repair Program). It is estimated that approximately 30 repair projects will be completed at various locations throughout the City. To date, there have been nine projects, including eight already completed. There is money remaining in this program and applications are currently being accepted (see Program 1.1.2).</p>
5.1.3	Permit, where appropriate, development of senior accessory dwelling “granny” units in single-family areas of the City. The City will promote and facilitate the development of senior accessory dwelling units by providing brochures and/or informational materials at the building permit counter, online, and other appropriate locations detailing the benefits and the process for obtaining approval.	<p>Ongoing</p> <p>In 2017 and 2018, the City amended its regulations to permit the development of Accessory Dwelling Units (ADUs) in single-family residential zoning districts to conform with changes in State Law. In 2018, there were six approved ADUs and three additional ADUs were in the permit process.</p>

PROGRAM		STATUS
5.1.4	Work with the City of Santa Ana to provide recommendations for the allocation of HUD Housing Opportunities for Persons with AIDS (HOPWA) funds within Orange County.	<p>Ongoing</p> <p>The management of the HOPWA funds transferred from Santa Ana to Anaheim in 2016. As a result, City staff will stay up-to-date on services provided with HOPWA funds and Ryan White Program funds through the HIV Planning Council meeting agendas. If needed, City staff will attend the related budget allocation meetings which are usually held in August or September of each year.</p>
5.1.5	Maintain a list of “Public and Private Resources Available for Housing and Community Development Activities.”	<p>Ongoing</p> <p>City maintains a list of resources that are available for housing and community development activities. A list of resources and links are provided on the City’s website.</p>
5.1.6	Encourage the development of day care centers as a component of new affordable housing developments, and grant additional incentives in conjunction with a density bonus per the Chapter 20.32.	<p>Ongoing</p> <p>No projects were submitted that included the establishment of a day care center.</p>

PROGRAM		STATUS
5.1.7	Encourage senior citizen independence through the promotion of housing 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>Complete</p> <p>The City provided \$25,000 in CDBG funds to Age Well Senior Services Home delivered meals program. The Mobile Meals 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"> • 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. • Classes in art, health & fitness, music & dance, foreign languages, technology, enrichment, and much more. • A state-of-the-art fitness center for those ages 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. • Regularly scheduled low-cost special events and socials such as luncheons, concerts, barbecues, a talent show and volunteer recognition. • Travel department coordination of day and overnight trips. • Curb-to-curb transportation program for residents of Newport Beach ages 60 and older who are no longer driving to use for medical appointments, grocery shopping, banking, and to attend OASIS classes (fee required). • Social services information and referral for seniors and their families dealing with a need for caregiver services, housing, transportation, work resources, legal matters, and more. Informational and supportive counseling is available to seniors and their family members on an individual basis. • Various health resources and screenings for seniors, including flu shots, blood pressure, memory screenings, hearing screenings, and health insurance counseling services. • Regularly scheduled support group meetings at the Center to help senior citizens and their families cope with stress, illness, life transitions, and crises. • Lunch program for active and homebound senior citizens ages 60 and older that is funded by the federal government through the <i>Older American Act</i>. A donation is requested for meals, which are provided by Age Well Senior Services.

PROGRAM		STATUS
5.1.8	The City shall work with the Regional Center of Orange County (RCOC) to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website. The City shall also offer expedited permit processing and fee waivers and/or deferrals to developers of projects designed for persons with physical and developmental disabilities.	<p>Ongoing</p> <p>Information was added to the City website under Housing Assistance regarding resources through the RCOC which began implementation of an outreach program. The City remains in contact with RCOC on implementing outreach programs as they are developed. The City works with the housing consultant at the RCOC. When projects are submitted they will be offered expedited permit processing and the possibility of fee waivers.</p>
6.1.1	Contract with an appropriate fair housing service agency for the provision of fair housing services for Newport Beach residents. The City will also work with the fair housing service agency to assist with the periodic update of the Analysis of Impediments to Fair Housing document required by HUD. The City will continue to provide public outreach and educational workshops, and distribute pamphlets containing information related to fair housing.	<p>Ongoing</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 in the City in 2018:</p> <ul style="list-style-type: none"> • Two Community Booths – 10/20/18 and 11/17/18 • Two Tenant Rights Workshops – 4/19/18 and 11/7/18 • Two Landlord Workshops – 3/27/18 and 8/30/18 • Two Management Trainings – 6/25/18 and 9/20/18 <p>Pamphlets containing information on Fair Housing and Dispute Resolution Services are available at the public counter.</p>
7.1.1	As part of its annual General Plan Review, the City shall report on the status of all housing programs. The portion of the Annual Report discussing Housing Programs is to be distributed to the California Department of Housing and Community Development in accordance with California state law.	<p>Ongoing</p> <p>This annual Housing Element Report will be submitted to HCD.</p>