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September 14, 2021

To: Newport Beach Mayor and City Council  
From: Eastbluff Board of Directors, Ronald Rubino, HOA president  
Subject: Review of Newport Beach Draft Housing Element Report

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The Board of Directors of the Eastbluff Homeowners' Community Association ("HOA") has reviewed with our members the City of Newport Beach's proposed update of the General Plan and the draft Housing Element at our meeting September 13, 2021. Our members are made up of 460 homes in the Newport Center designated planning area.

We are aware of the State mandate that every California City and County adopt "a comprehensive, long-term general plan." The Newport Beach General Plan includes the seven (7) state-mandated elements -- Land Use, Circulation, Housing, Natural Resources, Open Space, Noise, and Safety -- as well as a Harbor and Bay, Historical Resources, Recreation, and Arts and Cultural elements.

City staff and its consultant team have been working with the Housing Element Update Advisory Committee (HEUAC), the Planning Commission, the City Council, and the community over the past 20 months to prepare an initial draft of the updated General Plan Housing Element. This effort is required by the California Department of Housing and Community Development (HCD) in response to the 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA) allocation of requiring 4,845 new housing units in Newport Beach.

We wish to express the opinion and recommendation of our HOA membership represented by a resolution adopted by the Board of Directors on September 13, 2021. The Eastbluff Homeowners' Community Association recommends our City and State officials take the following action:

1. The City of Newport Beach should continue to challenge the State mandate to designate 4,835 new housing units as specified in 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA).
2. The City's draft Housing Element Plan should not identify properties that are currently zoned as "Recreational Use" and exclude property in the Newport Center Focus Area listed on page 63 – "Newport Beach Tennis Club 7.60 acres parcel #440 281 02 owned by ATH LLC."
3. The City should request Governor Newsom not sign SB 9 and SB 10. We agree with letter February 17, 2021, letter signed by Mayor Brad Avery which states:
  - These proposed new statutes will enact ministerial approval of both duplexes on single-family lots and specific urban lot splits with little consideration for local regulations or consistency with community character.







- SB 9 as drafted, could significantly disrupt single-family neighborhoods by now allowing the placement of six families wherein just one was planned. SB 9 further decenters local authority and input that ensures new housing development is meaningful to adding a neighborly sense of place while meeting inventory demanded by the housing crisis.
- SB 9 will force stable single-family neighborhoods to accommodate increased density undermines their general stability and purpose of purchase.
- Existing high cost of land in City will increase, too, due to speculation and buy-outs by increasing the development potential of lots.
- SB 9 and 10 could have the reverse intended effect of ensuring access to affordable housing in the city.
- Through its one-size-fits-all approach, the bill would misshape beloved neighborhoods that years of well-informed planning and locally crafted policy created.

**Conclusion:**

Our HOA opposes legislative action that supersedes local land use planning and changes that take away property rights granted to existing property owners in the deeds to their property with R-1 residential zoning, and Homeowner Association architectural guidelines and controls.

Respectfully submitted,

*R. Rubino*

Ronald Rubino, President  
Eastbluff Homeowners' Community Association



