Exhibit No. 5

Noteworthy Land Use Changes Table

Proposed Changes to the CLUP Map

CHANGE NUMBER	CURRENT CLUP LAND USE	PROPOSED CLUP LAND USE	COMMENTS
MAP 1			
1	RM-C	RM-D/OS	Open space was added to the existing Medium Density Residential (RM) category to to facilitate establishing a staging area for Orange Coast River Park with parking, park-related uses, and an underpass to the ocean (see Policy 2.1.3-1).
2	CG-B	RT-E	Commercial uses are developed on shallow parcels of substandard size and configuration due to past widening of West Coast Highway and contain insufficient parking. Clustering of commercial uses to will enhance their economic vitality and improve the appearance of the area. Local and visitor-serving retail are consolidated in two centers at Prospect Street and Orange Street with expanded parking.
3	CG-B	CV-A	The change to Visitor-serving Commercial (CV) is in recognition that these properties serve coastal visitors (see Policy 2.1.3-2).
4	CV-A	RT-E	Commercial uses are developed on shallow parcels of substandard size and configuration due to past widening of West Coast Highway and contain insufficient parking. Clustering of commercial uses to will enhance their economic vitality and improve the appearance of the area. Local and visitor-serving retail are consolidated in two centers at Prospect Street and Orange Street with expanded parking.
MAP 2			
1	CV-A	MU-W	The change to Mixed Use Water Related (MU-W) is intended to allow marine-related and visitor-serving uses intermixed with buildings that provide residential on the upper floors. Free-standing residential is not permitted.
2	PF	MU-W	The change to Mixed Use Water Related (MU-W) is intended to allow marine-related and visitor-serving uses intermixed with buildings that provide residential on the upper floors. Free-standing residential is not permitted.
3	CV-A	RM-D	The change Multiple Unit Residential (RM) is intended to provide multi-family residential development to help support adjacent commercial uses.
4	CG-B	RM-D	The change Multiple Unit Residential (RM) is intended to provide multi-family residential development to help support adjacent commercial uses.

Proposed Changes to the CLUP Map

CHANGE NUMBER	CURRENT CLUP LAND USE	PROPOSED CLUP LAND USE	COMMENTS
5	CG-B	CM-A	The parcel was changed from General Commercial (CG) to Recreational and Marine Commercial (CM) to reflect current development, a sailing club.
6	CG-C	CN	The change to Neighborhood Commercial (CN) is intended to integrate the site with the abutting neighborhood center.
7	CG-C	MU-H	The changed to Mixed use Horizontal (MU-H) is intended to permit the re-use interior parcels in Cannery Village for residential and limited mixed-use and live/work buildings.
8	CG-C	CV-A	The change is intended to promote visitor-serving uses along the Newport Boulevard Corridor.
9	CG-C	PF	The parcel was changed from General Commercial (CG) to Public Facilities (PF) to reflect the current use, a municipal parking lot.
10	RH-A	PF	The parcel was changed from High Density Residential (RH) to Public Facilities (PF) to reflect current development, an electric power substation.
11	CR	MU-H	Parcels at 15th Street are currently in the Commercial Residential (CR) category, which allows residential uses above the ground floor. Under the new Mixed Use-Horizontal (MU-H), mixed-use or commercial buildings will be required on parcels at street intersections with intervening parcels developed for mixed-use or free-standing housing (see Policy 2.1.5-5).
12	CR	RT-D	Interior parcels at 15th Street currently designated Commercial Residential (CR) will be changed to Two-Unit Residential (RT) to reflect existing development.
13	OS	PI-A	A number of yacht clubs and other private recreational facilities are currently placed in the Open Space (OS) category. These facilities will be placed in the Private Institutional (PI) category, which better reflects the current land use and intensity of development.
14	OS	PI-A	A number of yacht clubs and other private recreational facilities are currently placed in the Open Space (OS) category. These facilities will be placed in the Private Institutional (PI) category, which better reflects the current land use and intensity of development.

Proposed Changes to the CLUP Map

CHANGE NUMBER	CURRENT CLUP LAND USE	PROPOSED CLUP LAND USE	COMMENTS
15	RH-A/CM-C	MU-W	The Mixed Use Water Related (MU-W) reflects the existing hotel and residential development at the Balboa Bay Club and Resort.
16	CG-B	MU-H	The intent is to enhance the vitality of the Mariners' Mile Corridor by establishing a series of distinct retail, mixed-use, and visitor-serving centers. Parcels on the inland side of Coast Highway would be developed as a pedestrian-oriented mixed-use "village" containing retail businesses, offices, services, and housing. Inland properties directly fronting onto Coast Highway and those to the east and west of the village would provide for retail, marine-related, and office uses (see Policy 2.1.4-1).
17	RVL	PR	The parcel was changed from Very Low Density Residential (RVL) to Public Facilities (PF) to reflect the current use, a park and community center.
18	PF	MU-H	The intent is to enhance the vitality of the Mariners' Mile Corridor by establishing a series of distinct retail, mixed-use, and visitor-serving centers. Parcels on the inland side of Coast Highway would be developed as a pedestrian-oriented mixed-use "village" containing retail businesses, offices, services, and housing. Inland properties directly fronting onto Coast Highway and those to the east and west of the village would provide for retail, marine-related, and office uses (see Policy 2.1.4-1).
19	CM-B	MU-W	The intent is to enhance the vitality of the Mariners' Mile Corridor by establishing a series of distinct retail, mixed-use, and visitor-serving centers. Harbor-fronting properties would accommodate a mix of visitor-serving retail and marine-related businesses, with portions of the properties available for housing and mixed-use structures. View and public access corridors from Coast Highway to the Harbor would be required, with a pedestrian promenade developed along the length of the Harbor frontage (see Policies 2.1.4-2, 2.3.1-8, and 3.1.1-23).
MAP 3			
1	OS	RM-E	The parcel was changed from Open Space (OS) to Multiple Unit Residential (RM) to reflect the current use, a residential parking structure.

Proposed Changes to the CLUP Map

CHANGE NUMBER	CURRENT CLUP LAND USE	PROPOSED CLUP LAND USE	COMMENTS
2	CR	RT-E	Isolated, underperforming properties outside of the core commercial districts along the Balboa Boulevard corridor were designated residential.
3	PF	RT-E	The existing use is an obsolete telephone switching facility, which should be redeveloped in a manner consistent with the existing residential uses in this block.
4	CG-C	RT-E	Isolated, underperforming properties outside of the core commercial districts along the Balboa Boulevard corridor were designated residential.
5	CG-C	PF	The parcel was changed from General Commercial (CG) to Public Facilities (PF) to reflect the current use, a municipal parking lot.
6	CG-C	CV-A	Bay frontage parcels were changed to Visitor Serving Commercial (CV) in order to give priority to water-dependent, marine-related retail and services and visitor-serving retail.
7	CG-C	PI-C	Bay frontage parcels were changed to Private Institutional in order to promote water-related recreation and education areas and facilities such as nautical museums, interpretative centers, and related public areas.
8	CM-A	PF	The parcel was changed to Public Facilities (PF) to reflect the current use, the city-owned and operated Balboa Yacht Basin.
9	OS	PI-A	A number of yacht clubs and other private recreational facilities are currently placed in the Open Space (OS) category. These facilities will be placed in the Private Institutional (PI) category, which better reflects the current land use and intensity of development.
10	OS	PI-A	A number of yacht clubs and other private recreational facilities are currently placed in the Open Space (OS) category. These facilities will be placed in the Private Institutional (PI) category, which better reflects the current land use and intensity of development.
11	OS	PF	The existing Orange County Harbor Patrol facility is currently placed in the Open Space (OS) category. This facility will be placed in the Private Institutional (PI) category, which better reflects the current land use and intensity of development.

Proposed Changes to the CLUP Map

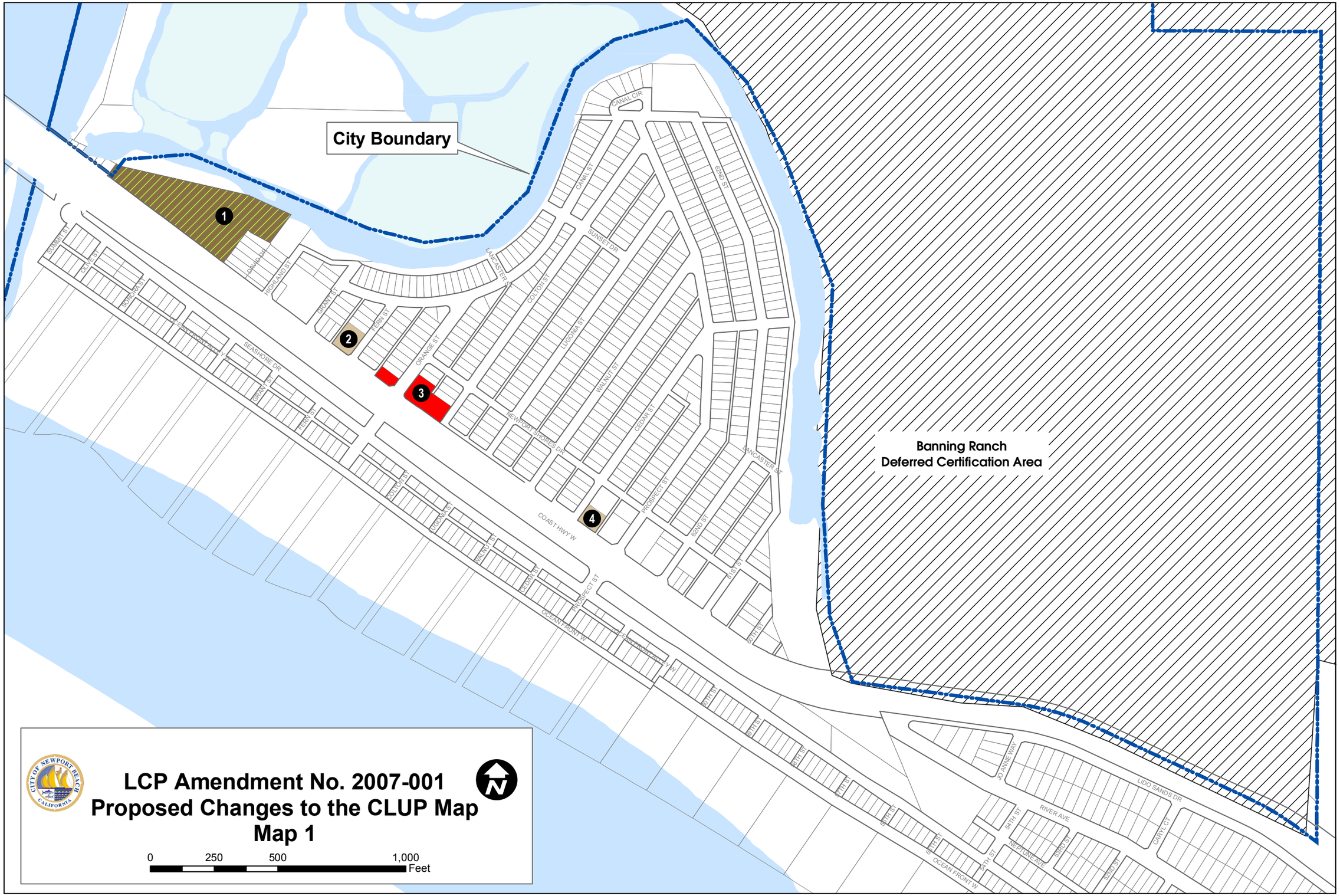
CHANGE NUMBER	CURRENT CLUP LAND USE	PROPOSED CLUP LAND USE	COMMENTS
MAP 4			
1	OS	RSD-A	Minor private open space areas, such as landscaped slopes and greenbelts, were incorporated into residential areas for purposes of calculating residential densities.
2	OS	RSD-A	Minor private open space areas, such as landscaped slopes and greenbelts, were incorporated into residential areas for purposes of calculating residential densities.
3	RVL	PR	The parcel was changed to Park and Recreation (PR) to reflect the current use, a private residential recreation area.
4	CG-A	RM-D	The parcel was changed to Multiple Unit Residential (RM) to reflect the current use, the Bayview Landing Senior Affordable Housing Project.
5	OS	MU-H/PR	This designation is in recognition of the private recreational tennis courts and the potential development of short-term rental bungalows and a limited number of single-family homes (see Policy 2.1.8-1).
6	CV-B	RM-C	The land use category reflects LCP Amendment No. 2005-001 (NPB-MAJ-1-06 Part A).
7	RL	OS	Larger open space areas within residential developments were categorized as Open Space (OS) to protect these areas from further development and for purposes of calculating residential densities.
MAP 5			
1	RM-C	CC-B	The parcel was changed from Multiple Unit Residential (RM) to Corridor Commercial (CC) to reflect the current commercial use.
2	CG-B	PI-A	The parcel was changed from General Commercial (CG) to Private Institutional (PI) to reflect the current uses, the Sherman Library and Gardens and a parking lot.
3	CG-B	RT-D	The parcel was changed to correct a mapping error. The property was originally designated residential and inadvertently designated commercial.
4	CG-B	PI-C	The parcel was changed from General Commercial (CG) to Private Institutional (PI) to reflect the current use, an assisted-living residential complex.
5	OS	PF	The parcel was changed from Open Space (OS) to Public Facilities (PF) to reflect the current use, a wastewater pumping station.
6		OS	This parcel was incorrectly shown as part of the Newport Coast LCP and was inadvertently left off of the CLUP Map.

Proposed Changes to the CLUP Map

CHANGE NUMBER	CURRENT CLUP LAND USE	PROPOSED CLUP LAND USE	COMMENTS
MAP 6			
1	OS	RSD-A	Minor private open space areas, such as landscaped slopes and greenbelts, were incorporated into residential areas for purposes of calculating residential densities.
2		PF	This parcel was inadvertently left off of the CLUP Map because it was bisected by the coastal zone boundary.
3		PR	This parcel was inadvertently left off of the CLUP Map because it was bisected by the coastal zone boundary.
4		RSD-A	These parcels were inadvertently left off of the CLUP Map because they were bisected by the coastal zone boundary.
5	OS	RSD-C	Minor private open space areas, such as landscaped slopes and greenbelts, were incorporated into residential areas for purposes of calculating residential densities.
6	RM-A	PR	Larger open space areas within residential developments were categorized as Open Space (OS) to protect these areas from further development and for purposes of calculating residential densities.
7	CO	OS	This site will be dedicated as open space under the terms of the Circulation and Improvement and Open Space Agreement (CIOSA).
8		CG-B	This parcel was inadvertently left off of the CLUP Map because it was believed to be freeway right-of-way.

Exhibit No. 6

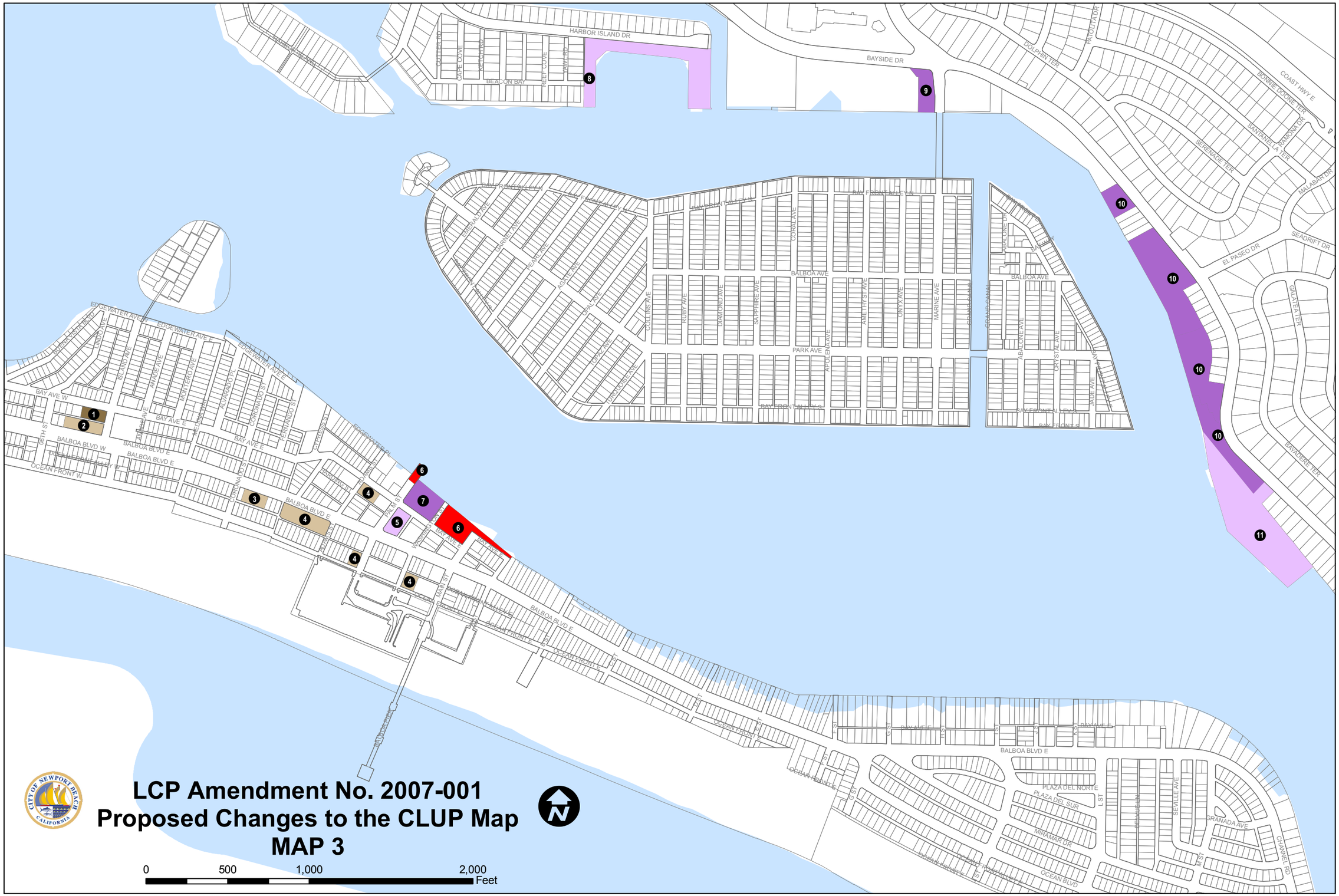
Noteworthy Land Use Changes Maps


City Boundary
Banning Ranch
Deferred Certification Area
1
2
3
4
CANAL CIR
CANAL ST
BOND ST
SUNSET DR
LANCASTER ST
COLTON ST
LUCONIA ST
WALNUT ST
CEDAR ST
NEWPORT SHORES DR
PROSPECT ST
COAST HWY W
SUMMIT ST
OLIVE ST
POND ROAD
PACIFIC COAST HWY
SEASHORE DR
GRANT ST
FERN ST
HIGHLAND ST
ORANGE ST
OCEAN FRONT W
61ST ST
62ND ST
63RD ST
64TH ST
65TH ST
66TH ST
67TH ST
68TH ST
69TH ST
JO ANNE WAY
LIDO SANDS DR
RIVER AVE
NEPTUNE AVE
CARY CT
LANCASTER ST
LEGEND
LCP Amendment No. 2007-001
Proposed Changes to the CLUP Map
Map 1
0
250
500
1,000
Feet

LCP Amendment No. 2007-001
Proposed Changes to the CLUP Map
MAP 2

0 500 1,000 2,000 Feet

lcp_lu_amend_Changes_MAP_2.mxd April/2007



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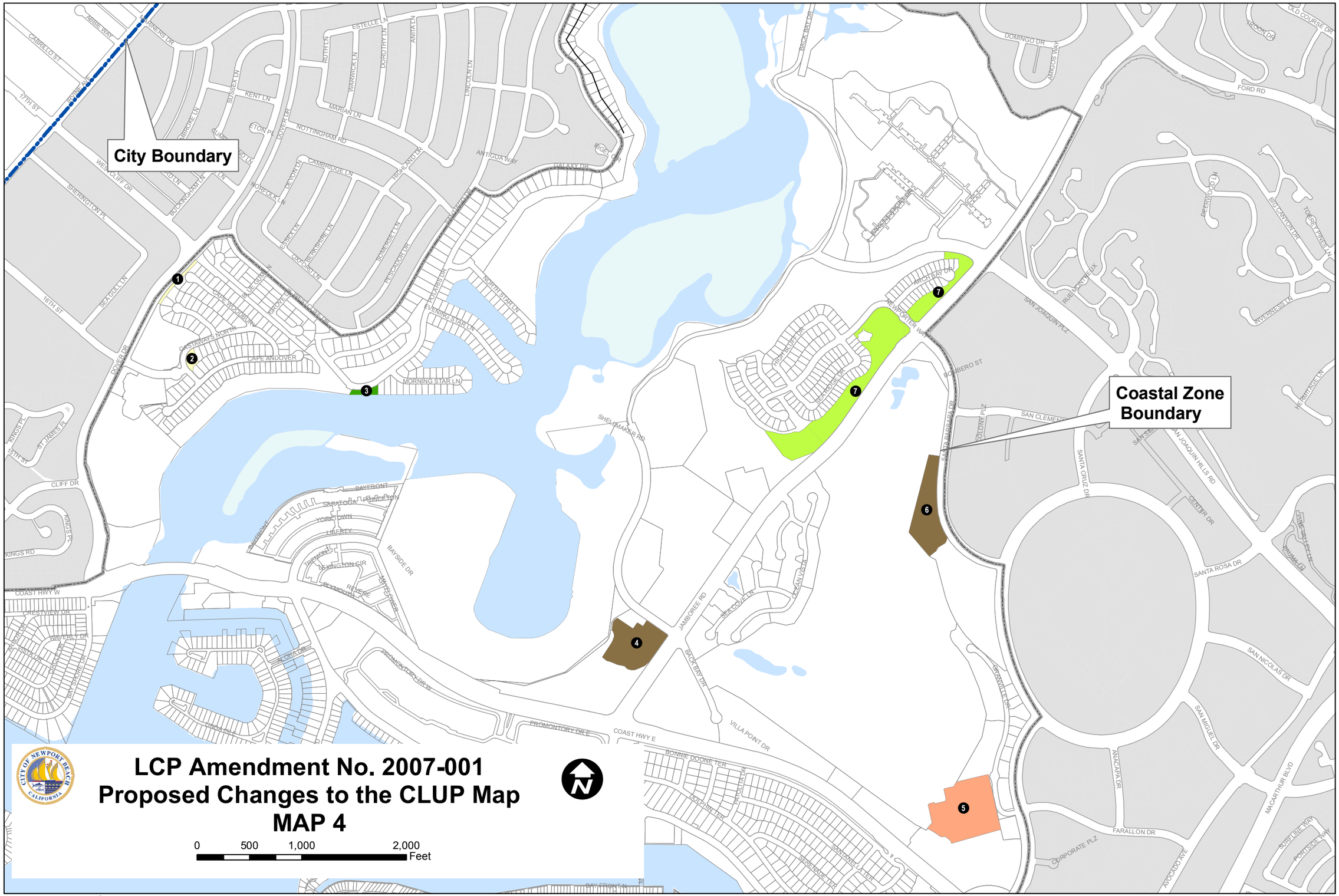

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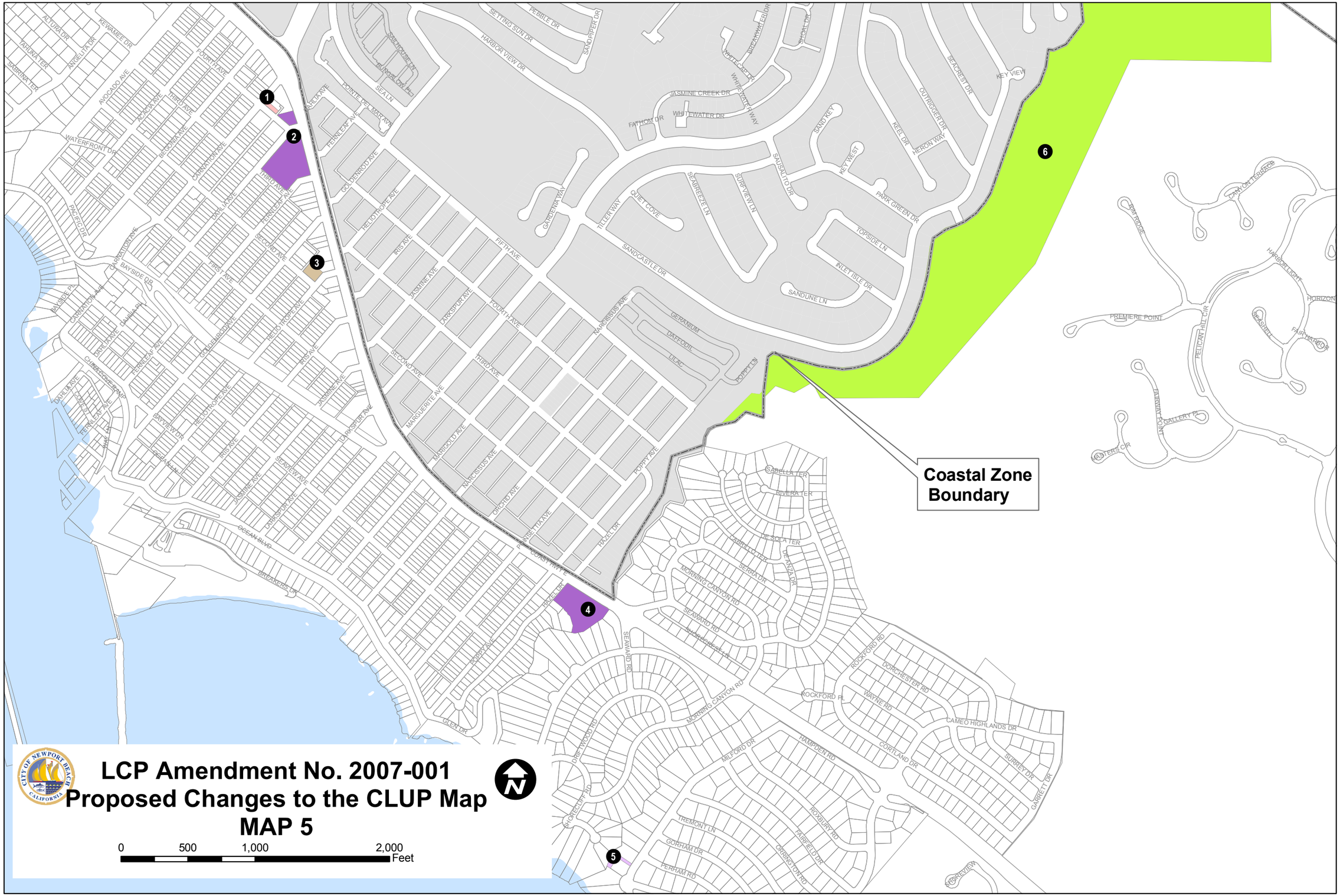

LCP Amendment No. 2007-001
Proposed Changes to the CLUP Map
MAP 5

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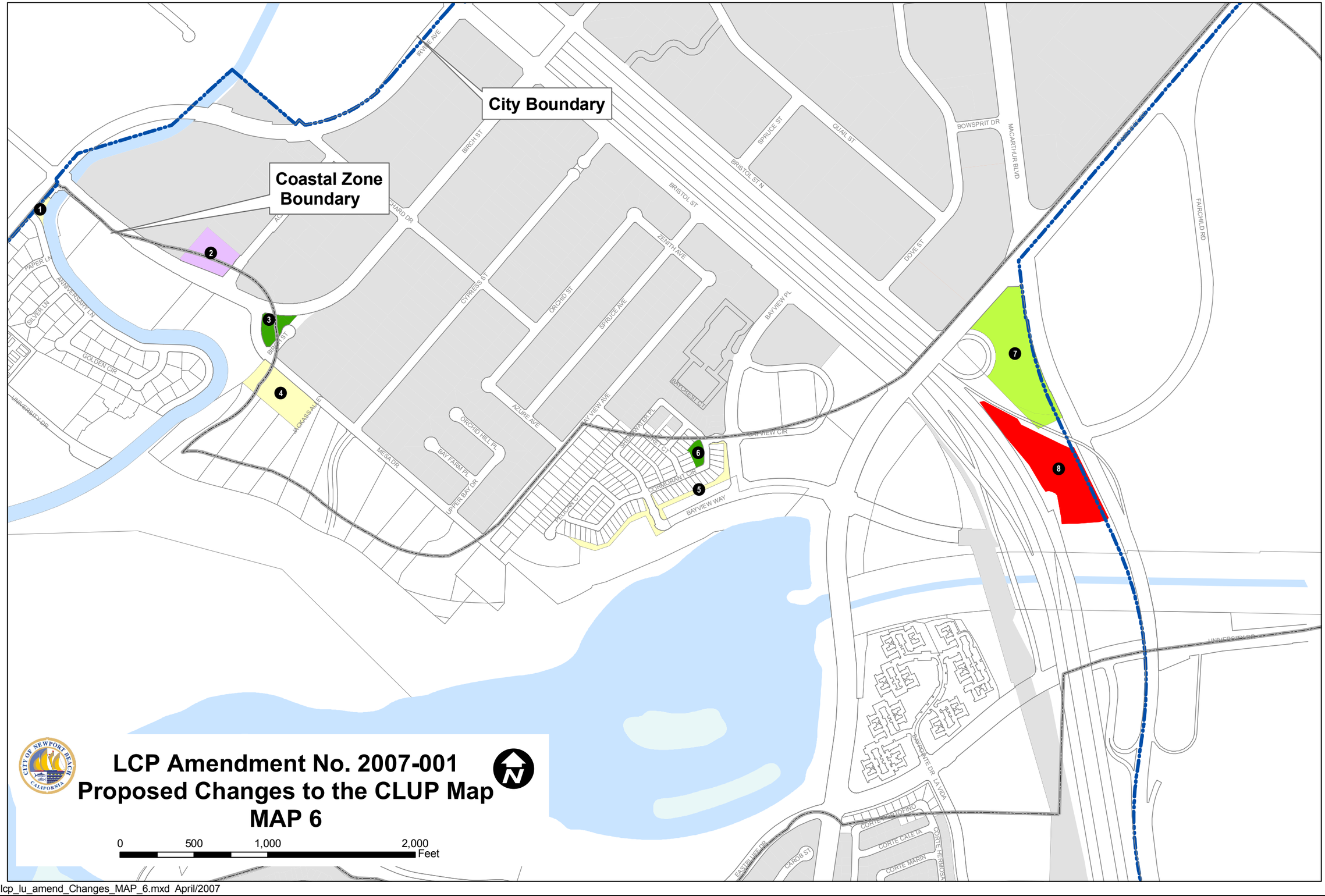
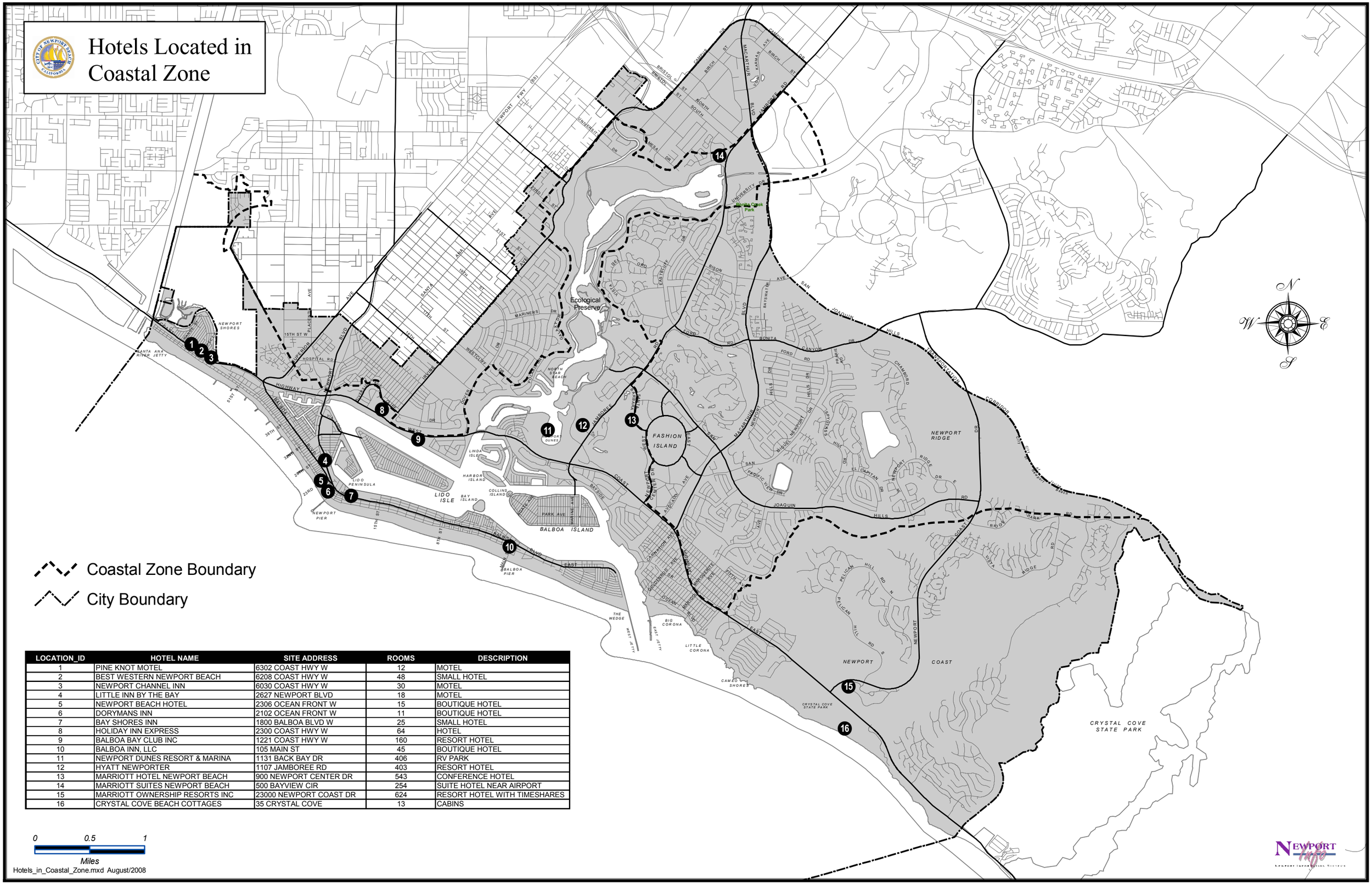


lcp_lu_amend_Changes_MAP_6.mxd April/2007

Exhibit No. 7

Overnight Accommodations in the
Coastal Zone of the City of Newport Beach

Hotels Located in Coastal Zone



LOCATION_ID	HOTEL NAME	SITE ADDRESS	ROOMS	DESCRIPTION
1	PINE KNOT MOTEL	6302 COAST HWY W	12	MOTEL
2	BEST WESTERN NEWPORT BEACH	6208 COAST HWY W	48	SMALL HOTEL
3	NEWPORT CHANNEL INN	6030 COAST HWY W	30	MOTEL
4	LITTLE INN BY THE BAY	2627 NEWPORT BLVD	18	MOTEL
5	NEWPORT BEACH HOTEL	2306 OCEAN FRONT W	15	BOUTIQUE HOTEL
6	DORYMANS INN	2102 OCEAN FRONT W	11	BOUTIQUE HOTEL
7	BAY SHORES INN	1800 BALBOA BLVD W	25	SMALL HOTEL
8	HOLIDAY INN EXPRESS	2300 COAST HWY W	64	HOTEL
9	BALBOA BAY CLUB INC	1221 COAST HWY W	160	RESORT HOTEL
10	BALBOA INN, LLC	105 MAIN ST	45	BOUTIQUE HOTEL
11	NEWPORT DUNES RESORT & MARINA	1131 BACK BAY DR	406	RV PARK
12	HYATT NEWPORTER	1107 JAMBOREE RD	403	RESORT HOTEL
13	MARRIOTT HOTEL NEWPORT BEACH	900 NEWPORT CENTER DR	543	CONFERENCE HOTEL
14	MARRIOTT SUITES NEWPORT BEACH	500 BAYVIEW CIR	254	SUITE HOTEL NEAR AIRPORT
15	MARRIOTT OWNERSHIP RESORTS INC	23000 NEWPORT COAST DR	624	RESORT HOTEL WITH TIMESHARES
16	CRYSTAL COVE BEACH COTTAGES	35 CRYSTAL COVE	13	CABINS

Hotels_in_Coastal_Zone.mxd August/2008