

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
(562) 590-5071 FAX
WWW.COASTAL.CA.GOV



TH11

Prepared June 29, 2026 (for the July 09, 2026 Hearing)

To: Commissioners and Interested Parties
From: Karl Schwing, South Coast District Deputy Director
Subject: South Coast District Deputy Director's Report for Orange County for July 2026

The following coastal development permit (CDP) waivers, emergency CDPs, and Executive Director Concurrence for the South Coast District Office are being reported to the Commission on July 09, 2026. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Coast District Office in Long Beach. Staff is asking for the Commission's concurrence on the items in the South Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on July 9th.

With respect to the July 9th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on July 09, 2026 (see attached)

Waivers

- 5-25-0776-W, Barry Allen Fast trustee of the B&W Fast Family Trust, SFR Remodel and Addition (San Clemente)
- 5-26-0216-W, Yap, Conversion of a duplex into 2 condominium structure (San Clemente)
- 5-26-0230-W, Sunset Shore HOA, Facade remodel of 4-story multi-family structure (San Clemente)
- 5-26-0316-W, 323 Encino LLC, New attached JADU (San Clemente)
- 5-26-0366-W, Murray, New Detached ADU (San Clemente)
- 5-26-0395-W, Tree of life trust, New ADU (San Clemente)

Emergency Permits

- G-5-26-0019, Giles, Fill Sinkhole and associated subsurface (Laguna Beach)

Executive Director Concurrence

- LCP-5-NPB-24-0032-2, City of Newport Beach Amendment to the Implementation Plan portion of the City's Certified Local Coastal Program (Newport Beach)

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June 9, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-25-0776-W

Applicant: Barry Allen Fast trustee of the B&W Fast Family Trust

Location: 408 Avenida La Costa, San Clemente, Orange County, (APN: 060-210-25)

Proposed Development: Minor remodel of and addition to an existing 2,421 sq. ft., one-story, 16 ft. tall, single-family residence with an attached 394 sq. ft. two car garage; resulting in a 2,472 sq. ft., one-story, 16 ft. tall, single-family residence with an attached 457 sq. ft. two-car garage. The proposed development consists of a net 63 sq. ft. addition to the garage (142 sq. ft. addition and 79 sq. ft. demolition), a net 51 sq. ft. addition of living space (67 sq. ft. addition and 16 sq. ft. demolition) on the street facing side of the residence, landscape and hardscape improvements to accommodate the garage remodel and driveway reconfiguration, 37 cu. yd. of grading (25 cu. yd. of cut, and 12 cu. yd. of fill), construction of a new 16 ft. section of curb and gutter to fill in the existing driveway and construction of a new 16 ft. driveway cut out along the street frontage. All proposed landscaping on the streetside of the lot will be non-invasive and drought tolerant. The project also includes removal of an unpermitted staircase in the rear yard and planting of native vegetation in its place. No permanent or temporary irrigation is proposed on the canyon portion of the lot. The applicant is also proposing to invite Native American tribes and retain a qualified archeologist to monitor ground disturbing activities on site.

Rationale: The subject site is an 8,750 sq. ft. developed coastal canyon lot located approximately 780 ft. inland of the ocean, seaward of the first public road parallel to the sea, in an urbanized residential neighborhood. The lot is designated Residential Low Density (RL) by the City's certified LUP and the proposed project conforms to the

Coastal Development Permit De Minimis Waiver
5-25-0776-W

permitted uses and development standards for the RL land use. The applicant proposes to notify of Native American tribes at least one month prior to ground disturbance and to arrange for tribal representatives that request to monitor and a qualified archeologist to monitor the excavation on site, if so requested. Adequate measures to address water quality have been incorporated into the design and construction of the project, including but not limited to, directing stormwater to french drains to facilitate filtration prior to the stormwater reaching the street, as well as the implementation of erosion and runoff controls during the construction phase of the project. The proposed project will not result in a change or loss of public on-street parking spaces as the proposed 16 ft. curb-cut for the new driveway will be offset by the construction of a new 16 ft. section of curb to fill in the existing driveway. The proposed project design is compatible with the character of surrounding development, will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 8-10, 2026** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director
cc: Commissioners/File

Emily Greer
Coastal Program Analyst

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June 24, 2026

**Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-26-0216-W**Applicant:** Calvin Yap**Location:** 236 W El Portal, San Clemente, Orange County (APN: 692-062-18)

Proposed Development: Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.

Rationale: The subject lot is an inland 5,227 sq. ft. lot designated RM – Residential Medium Density in the certified City of San Clemente Land Use Plan (LUP). The proposed project has been approved by the City of San Clemente Zoning Administrator Resolution ZA 25-025 on November 20, 2025 (Tentative Parcel Map No. 25-164). The proposed development consists of a conversion of an approved duplex currently under construction into a two-unit condominium. Authorization for construction of any new single or two-family residences on the lot is provided under City of San Clemente Categorical Exclusion Order E-82-1, adopted by the Commission in 1982. The exclusion does not apply to development for which a lot split, parcel map or subdivision map is required, therefore Commission approval is necessary for the conversion. The development proposes four parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 8-10, 2026** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Executive Director

Vince Lee
Coastal Program Analyst

CC: File

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PHONE (562) 590-5071



June 24, 2026

**Coastal Development Permit Waiver
Improvements to Existing Structures or Repair and Maintenance
Coastal Act Section 30610**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-26-0230-W**Applicants:** Sunset Shores HOA**Location:** 410 Corto Lane, San Clemente, Orange County (APN: 692-012-42)

Proposed Development: Façade remodel of a 4-story, 18-unit condominium structure on a blufftop lot, including exterior smooth stucco finish, roof coverings for two stairwells, roof tile replacement, guardrail replacement, building end window replacement, false roof extensions on building ends, and decorative parapets on the ocean-facing side of the structure. No grading is proposed and no change in building square footage is proposed.

Rationale: The project site is located on a developed 55,491 sq. ft. coastal blufftop lot, in an urbanized residential neighborhood. The lot is designated Residential High (RH) by the City's certified Land Use Plan. The proposed development involves façade improvement to the existing multi-family residential structure and will not result in a change to the existing building footprint. No grading is proposed. Therefore, the project would not have any impact on visual, biological, or tribal and cultural resources. The proposed project design is compatible with the character of surrounding development, will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 8-10, 2026** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Dr. Kate Huckelbridge
Executive Director

Vince Lee
Coastal Program Analyst

cc: File

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June 24, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-26-0316-W**Applicant:** 323 Encino LLC**Location:** 323 Encino Lane, San Clemente, Orange County (APN: 692-052-07)

Proposed Development: Construction of an attached 353 sq. ft. Junior Accessory Dwelling Unit (JADU) on the first floor of a 2,746 sq. ft., 2-story single-family residence. Two parking spaces will be retained on site. The single-family residence was approved via the San Clemente Categorical Exclusion (CatEx) on June 18, 2025.

Rationale: The project site is located on a vacant 3,799 sq. ft. lot located approximately 1,000 ft. inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is designated Residential Low Density (RL) by the City's certified LUP and the proposed project conforms to the permitted uses and development standards for the RL land use. Authorization for construction of any new single residence on the lot is provided under City of San Clemente Categorical Exclusion Order E-82-1, adopted by the Commission in 1982. The exclusion does not apply to the ADU development; therefore, Commission approval is necessary for the ADU portion of the project. Adequate measures to address water quality have been incorporated into the design and construction of the project. The proposed project design is compatible with the character of surrounding development. The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 8-10, 2026** meeting, and the site of the proposed development has been appropriately noticed, pursuant to 13054(d) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Coastal Development Permit Waiver
5-26-0316-W

Dr. Kate Huckelbridge
Executive Director

Vince Lee
Coastal Program Analyst

cc: File

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June 24, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-26-0366-W**Applicant:** Jeff & Daniela Murray**Location:** 215 Esplanade, San Clemente, Orange County (APN: 691-242-03)

Proposed Development: Construct a new detached 513 sq. ft., one-story accessory dwelling unit (ADU) in the rear yard of an 10,500 sq. ft. lot developed with a 2,180 sq. ft., one-story single-family residence. The existing 2-car garage will be retained.

Rationale: The project site is located on a developed lot 0.28 mile inland of the ocean, in an urbanized residential neighborhood. The lot is designated Residential Low (RL) by the City's certified Land Use Plan and the proposed project conforms to the permitted use and development standards for the RL zone. The proposed development was approved in concept by the City's Planning Division on April 17, 2026. The project does not propose any changes to the existing single-family residence or the 2-car garage and the existing driveway can provide 2 additional unenclosed parking spaces. Therefore, the project would not adversely impact public access in the area. Additionally, the proposed project design is compatible with the character of surrounding development, will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 8-10, 2026** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Dr. Kate Huckelbridge
Executive Director

Vince Lee
Coastal Program Analyst

cc: File

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June 10, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-26-0395-W

Applicant: The Tree of Life Trust

Location: 151 W. Avenida Cornelio, San Clemente, Orange County (APN: 692-191-19)

Proposed Development: Construction of a detached 690 sq. ft., 15 ft. 5 in. tall Accessory Dwelling Unit (ADU) in the rear yard of an existing 847 sq. ft. single-family residence. Four existing parking spaces will be retained on site.

Rationale: The project site is located on a developed 4,080 sq. ft. lot located approximately ½ mile inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The proposed ADU would be located in the rear yard, which is surrounded by other residential development. The lot is designated Residential Low Density (RL) by the City's certified LUP and the proposed project conforms to the permitted uses and development standards for the RL land use. The proposed development would not result in any changes to the existing residence or to the existing four on-site parking spaces. No new parking is required for the proposed ADU, due to the site's proximity within one half mile of a transit stop. Adequate measures to address water quality have been incorporated into the design and construction of the project, including but not limited to, the construction of roof gutters and downspouts to direct stormwater to landscaped and permeable areas where feasible and the implementation of erosion and runoff controls during the construction phase of the project. Additionally, the proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

Coastal Development Permit De Minimis Waiver
5-26-0395-W

This waiver will not become effective until reported to the Commission at its **July 8-10, 2026** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Emily Greer
Coastal Program Analyst

cc: Commissioners/File

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**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-5-26-0019 (Giles Residence)****Issue Date: June 11, 2026****Permittee:** Todd Giles**Emergency Location:** 1771 Ocean Way, Laguna Beach, CA 92651

Emergency Description: In April 2025, two sink holes were evaluated within the rear yard of an existing single-family residence along Ocean Way in Laguna Beach. The sink holes were likely caused by a combination of long-term erosion, subsurface water seepage, utility/drainage pipe failure, and a historical void or decompression in the same general area, which has increasingly resulted in destabilization of the rear yard and structural distress of the residence at 1771 Ocean Way. The sink holes are located immediately behind the residence and adjacent to an existing seawall onsite. According to the geotechnical consultant, the primary (larger) sinkhole is located adjacent to a descending stairway and is approximately 9 to 14 feet wide and up to 12 feet deep, and the secondary (smaller) void is near the rearmost retaining wall and extends approximately 7 feet in depth. The report further notes that the existing sinkhole conditions at the rear of the property poses significant risk with respect to use of the rear yard area, the rear portion of the structure and stairway, and is impacting the rear wall. The sinkholes may be worsening and exacerbating threats to the structure including undermining the footing of the rear yard wall, the wooden walkway, and the western corner of the residence is buckling and cracked, in addition to posing safety issues.

Emergency Development: Fill sinkholes and associated subsurface voids with a cement slurry mixture ("single-sac" or "half-sac" mix) and update existing site drainage to redirect site surface runoff up to Ocean Way.

Executive Director's Determination

The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations Section 13009 and California Coastal Act (Public Resources Code) Section 30624); (b) the emergency requires action more quickly than allowed by the procedures for regular CDPs; (c) the emergency development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; (d) the emergency development carried out under this ECDP is considered temporary work done in an emergency situation to abate an emergency and is undertaken at Permittee risk; (e) a regular CDP must be obtained for the emergency development to become more than temporary emergency abatement and/or if the Permittee wishes to expand the scope of work beyond that authorized by this ECDP; (f) absent obtaining a regular CDP, the emergency development shall be

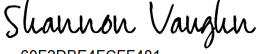
Enclosure: ECDP Acceptance Form

cc: (via email): Todd Giles (Property Owner)

Emergency CDP G-5-26-0016 (Giles Residence)
Issue Date: June 2, 2026

removed and the affected area restored; and (g) Commission staff will review public comment on the proposed emergency development as time allows.

The emergency development is hereby approved, subject to the conditions listed below.

DocuSigned by:

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Shannon Vaughn, South Coast District Manager, for Dr. Kate Huckelbridge, Executive Director

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's South Coast District Office **within 15 days** of the date of this ECDP (i.e., by **June 26, 2026**). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office.
2. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form received by the Commission's South Coast District Office on May 21, 2026. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. Any other development requires separate authorization from the Executive Director or the Commission, as applicable.
3. The emergency development authorized on a temporary basis by this ECDP must be completed **within 30 days** of ECDP issuance (i.e., by **July 11, 2026**), which may be extended by the Executive Director for good cause.
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Laguna Beach, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
5. By exercising this ECDP, Permittee acknowledges and agrees that: (a) the emergency development is temporary, is designed to temporarily abate the emergency, and shall be removed unless and until a regular CDP authorizing the work is approved, and provided the Permittee adheres to such regular CDP's terms and conditions; and (b) a regular CDP is subject to all of the provisions of the California Coastal Act (as codified in Sections 30000 to 30900 of the Public Resources Code) and any applicable Local Coastal Program (LCP) policies and may be conditioned accordingly to avoid and/or to offset coastal resource impacts consistent with the Coastal Act (and LCP as applicable) (including but not limited to requirements for public access provisions (such as offers to dedicate, easements, in-lieu fees, etc.), assumption/disclosure of risks (including deed restrictions), triggers for relocation/removal, offsetting mitigations, etc.). The Permittee acknowledges that review of the CDP application to determine consistency with the Coastal Act (and LCP as applicable) will be based on the conditions the property was legally in prior to initiation of the temporary emergency development that is the subject of this

Emergency CDP G-5-26-0016 (Giles Residence)
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ECDP.

6. By exercising this ECDP, the Permittee acknowledges and agrees in relation to this ECDP and the emergency development that it authorizes: (a) to assume all risks (including all coastal hazard risks, that include but are not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, tidal scour, storms, tsunamis, coastal flooding, landslide, earth movement, and the interaction of all of these, many of which will worsen with future sea level rise); (b) to unconditionally waive any claim of damage and/or liability against the Commission and/or its officers, employees, agents, successors and/or assigns; (c) to indemnify and hold harmless the Commission and its officers, employees, agents, successors and/or assigns against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement, including as it relates to any damages to public and/or private properties and/or personal injury; (d) that any adverse effects to property or people caused by the emergency development shall be fully the responsibility of the Permittee.
7. The Permittee shall reimburse the Commission in full for all Commission costs and attorneys' fees (including but not limited to such costs/fees that are: (a) charged by the Office of the Attorney General; and/or (b) required by a court) that the Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Commission, its officers, employees, agents, successors and/or assigns challenging the approval or issuance of this ECDP, the interpretation and/or enforcement of ECDP terms and conditions, or any other matter related to this ECDP. The Permittee shall reimburse the Commission within 60 days of being informed by the Executive Director of the amount of such costs/fees. The Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission, its officers, employees, agents, successors and/or assigns.
8. **Within 90 days** of ECDP issuance (i.e., by **September 9, 2026**), the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development, and restore all affected areas to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP); **or** (b) submit a complete application (i.e., satisfying the requirements of Title 14 California Code of Regulations Section 13056) for a regular CDP through the City of Laguna Beach for development located in the City's permit jurisdiction and a separate regular CDP through the Commission for development located in the Commission's permit jurisdiction to authorize the emergency development (or for a different project designed to address the emergency development), including submitting all information and materials requested, and as directed, by the Executive Director if/when the Executive Director determines that such application is incomplete. If such regular follow-up CDP application is withdrawn by the Permittee, or is denied by the Commission or denied by the City, or if it remains incomplete for a period of 120 days after the application is deemed incomplete, then all of the materials placed and/or installed in connection with the emergency development shall be removed,

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and all affected areas shall be restored to their prior condition or better. Any restoration or removal of development shall be subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP).

9. Failure to meet any of the applicable requirements of **Condition 8** above shall constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Executive Director and/or the Commission. Such formal action may include: recordation of a Notice of Violation on the Permittee's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties of up to \$11,250 per day per violation; a civil lawsuit (that may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day); and/or other applicable penalties and relief pursuant to Coastal Act Chapter 9. In addition, failure to follow and meet all terms and conditions of this ECDP shall also constitute a knowing and intentional Coastal Act violation to which the same actions above may be applied.
10. All emergency development shall be limited to the least amount necessary to temporarily abate the emergency, and shall be undertaken in a time and manner that avoids any and all coastal resource impacts as much as possible, including avoiding impacts to public access. No construction access, staging, or development is authorized on the beach. The Permittee shall keep the Executive Director informed regarding emergency development progress, including in terms of any issues encountered that may require adjustment.
11. A licensed civil engineer with experience in coastal structures and processes shall oversee all construction activities and shall ensure that all emergency development is limited to the least amount necessary to temporarily abate the emergency consistent with the terms and conditions of this ECDP.
12. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and the Pacific Ocean) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements:
13. Construction activities shall be limited to no more than a total of 30 days, and shall take place on non-holiday weekdays to the maximum extent feasible.
14. All construction activities shall take place during daylight hours (i.e., from one-hour before sunrise to one-hour after sunset). Lighting of the beach and/or intertidal area is prohibited.
15. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep equipment covered and out of the rain; dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).
16. All construction activities that result in discharge of materials, polluted runoff, or

Emergency CDP G-5-26-0016 (Giles Residence)
Issue Date: June 2, 2026

wastes into the waterway or the adjacent marine environment shall be prohibited. Equipment washing, refueling, and/or servicing shall not take place adjacent to the waterway. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each workday.

17. All contractors shall ensure that work crews are carefully briefed on the importance of observing the construction precautions given the sensitive work environment. Construction contracts shall contain appropriate penalty provisions sufficient to offset the cost of retrieval/cleanup of foreign materials not properly contained and/or remediation to ensure compliance with this ECDP otherwise.
18. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
19. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.
20. Within 30 days of completion of construction authorized by this ECDP, the Permittee shall submit site plans and cross sections to the Executive Director clearly identifying all development completed under this emergency authorization (comparing the legal pre-emergency development condition to both the emergency condition and to the post-emergency development condition), and a narrative description of all emergency development activities undertaken pursuant to this ECDP. Photos showing the project site before the emergency (if available), during emergency development construction activities, and after the work authorized by this ECDP is complete shall be provided with the site plans and cross sections.
21. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and the construction coordinator's contact information (i.e., address, email, phone numbers, etc.) including, at a minimum, an email address and a telephone number (with voice mail capabilities) that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the contact information (e.g., name, address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. The Permittee shall submit the record of complaints/inquiries and actions taken in response to the Executive Director on a weekly basis, and upon completion of construction activities.

Emergency CDP G-5-26-0016 (Giles Residence)
Issue Date: June 2, 2026

22. Minor adjustments to the requirements above, including deadline adjustments, may be allowed by the Executive Director if the Executive Director determines that such adjustments: (a) are deemed reasonable and necessary to help to temporarily abate the identified emergency, including as emergency conditions may change; (b) are designed to avoid coastal resource impacts (and limit those that are unavoidable) as much as possible; and (c) in the case of deadline extension adjustments, are appropriate in light of circumstances, including that the Permittee has shown diligence in pursuing the emergency development and meeting all ECDP terms and conditions.
 23. By exercising this ECDP, Permittee acknowledges and agrees that this ECDP shall not constitute evidence against and/or a waiver of any public rights which may exist on the property.
 24. The Permittee shall disclose this ECDP, including all of its terms and conditions, to any prospective buyer of the affected property during the period of time that any development that is the subject of this ECDP remains on such property.
 25. Failure to comply with the terms and conditions of this ECDP may result in enforcement action under the provisions of Coastal Act Chapter 9. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the property without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
- If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802
PHONE: (562) 590-5071
WEB: WWW.COASTAL.CA.GOV



Th11

Prepared June 19, 2026 (for July 9, 2026 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dr. Kate Huckelbridge, Executive Director
Karl Schwing, Deputy Director
Mandy Revell, South Coast District Supervisor
Dulce Cortez, Coastal Planner

Subject: Certification Review for City of Newport Beach Amendment Number LCP-5-NPB-24-0032, 6th Cycle Housing Element

On April 17, 2026, the California Coastal Commission considered Local Coastal Program (LCP) amendment LCP-5-NPB-24-0032-2 proposed by the City of Newport Beach to incorporate changes to both the Certified Land Use Plan (LUP) and the Implementation Plan (IP) portion of the LCP to establish a Housing Opportunity (HO) overlay, on selected parcels within the coastal zone to facilitate residential development. The Commission approved the LCP amendment with modifications on April 17, 2026.

The Newport Beach City Council adopted the LCP amendment with the Commission's modifications to the Coastal Land Use Plan through Resolution No. 2026-30 on May 26, 2026, and adopted the suggested modifications to the IP through Ordinance No. 2026-05 on June 9, 2026 (see attachments).

The Executive Director has reviewed the City's actions and has determined that they are legally adequate to meet all of the Commission's conditional certification requirements. The Executive Director will report that determination to the Coastal Commission at the Commission's July meeting on July 9, 2026 as part of the South Coast District Director's Report. The Commission meeting starts at 9:00 A.M. on July 9th, and the District Director's Report is item number 11 on the agenda for that day. Interested persons are welcome to submit comments and/or to sign-up to testify to the Commission regarding this matter under that agenda item (see the Commission's website at www.coastal.ca.gov for further information and instructions to participate in these ways).

Please note that this certification review is not a time to revisit any substantive issues associated with the approval of the subject LCP amendment, as certification review is limited to the question of whether the City adopted the suggested modifications to the LCP amendment approved by the Commission. Please further note that the Executive Director's determination is not subject to any required concurrence or approval by the

LCP-5-NPB-24-0032-2 Certification Review

Commission, but rather is simply being reported to the Commission as is required by the Commission's regulations in order to allow for the amended LCP to be certified in that form (see Title 14, Division 5.5, Sections 13544 and 13544.5). Upon reporting this item to the Commission in the South Coast District Director's Report, the amended LCP will be certified as of that date and time.

If you have any questions about this LCP amendment certification review process, including questions about how to submit written comments and/or to testify to the Commission, please contact the South Coast District office at (562) 590-5071 and/or southcoast@coastal.ca.gov.

Attachments:

Newport Beach City Council's May 26, 2026, Action

Newport Beach City Council's June 9, 2026, Action

RESOLUTION NO. 2026-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE COASTAL LAND USE PLAN, AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION, TO INCORPORATE UPDATES FOR CONSISTENCY WITH THE ADOPTED AND CERTIFIED 6TH CYCLE HOUSING ELEMENT (PA2022-0245)

WHEREAS, Section 200 of the City Charter, of the City of Newport Beach (“City”), vests the City Council with the authority to make and enforce all laws, rules and regulations with respect to municipal affairs subject only to the restrictions and limitations contained in the City Charter and the State Constitution, and the power to exercise, or act pursuant to any and all rights, powers, and privileges or procedures granted or prescribed by any law of the State of California;

WHEREAS, California Government Code Section 65580 *et seq.* (“State Housing Element Law”) requires each city and county adopt a housing element that identifies and analyzes existing and projected housing needs within their jurisdiction and prepares goals, policies, and programs, and quantified objectives to further the development, improvement, and preservation of housing;

WHEREAS, Section 30500 of the California Public Resources Code requires each county and city to prepare a Local Coastal Program (“LCP”) for that portion of the coastal zone within its jurisdiction;

WHEREAS, the California Coastal Commission (“CCC”) effectively certified the City’s LCP Implementation Plan on January 13, 2017, and the City added Title 21 (Local Coastal Program Implementation Plan) (“Title 21”) to the Newport Beach Municipal Code (“NBMC”) whereby the City assumed coastal development permit issuing authority on January 30, 2017;

WHEREAS, the City Council adopted Resolution No. 2024-52 on July 23, 2024, authorizing submittal of the LCP Amendment (“LCPA”) to the CCC amending the City’s Coastal Land Use Plan and Title 21 of the NBMC to establish the Housing Opportunity (HO) Overlay Coastal Zoning Districts and their corresponding development standards applicable to properties located within the Coastal Zone;

WHEREAS, the City filed the LCPA application with the CCC on August 16, 2024, and received a letter from CCC staff on January 7, 2025, confirming the City’s application is complete and pending a hearing date;

WHEREAS, the City Council adopted Resolution No. 2024-51 on July 23, 2024, updating the General Plan Land Use Element to implement the adopted and certified 6th Cycle Housing Element (“Housing Element”);

WHEREAS, the City Council adopted Ordinance No. 2024-16 on September 24, 2024, adding Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) to the NBMC, creating Housing Opportunity Overlay Zoning Districts;

WHEREAS, the new section partially implements Policy Actions 1A through 1G in the City’s adopted and certified 6th Cycle Housing Element (“Housing Element”);

WHEREAS, Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) of the NBMC allows for new housing opportunities within five focus areas consisting of the Airport Area Environs Area (HO-1), West Newport Mesa Area (HO-2), Dover-Westcliff Area (HO-3), Newport Center Area (HO- 4), and Coyote Canyon Area (HO- 5) (“Focus Areas”) that correspond with the Focus Areas in the Housing Element to ensure that the City accommodates its Housing Element Regional Housing Needs Assessment allocation;

WHEREAS, properties identified within the Focus Areas are eligible for specified development standards conducive to residential development at the prescribed average density of 20 to 60 dwelling units per acre that include, but are not limited to, minimum lot area, setbacks, height, open space, landscaping, and parking;

WHEREAS, pursuant to Section 13515 (Public Participation and Agency Coordination Procedures) of the California Code of Regulations Title 14, Division 5.5, Chapter 8, Subchapter 2, Article 5 (Public Participation) (“Section 13515”), drafts of the LCPA were made available, and a Notice of Availability was distributed at least six weeks prior to the anticipated final action date;

WHEREAS, the CCC denied the LCPA at its April 17, 2026, hearing, as submitted and approved it with suggested modifications (LCP-5-NPB-24-0032-2) as being consistent with the California Coastal Act; and

WHEREAS, the City Council held a public hearing on May 26, 2026, in the City Council Chambers located at 100 Civic Center Drive, Newport Beach, California. A notice of time, place and purpose of the public hearing was given in accordance with California Government Code Section 54950 et seq. (“Ralph M. Brown Act”) and Chapters 20.62

(Public Hearings) and 21.62 (Public Hearings) of the NBMC. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this public hearing.

NOW, THEREFORE, the City Council of the City of Newport Beach resolves as follows:

Section 1: The City Council hereby approves the Local Coastal Program Amendment (“LCPA”) filed as PA2022-0245 and accepts the suggested modifications by the California Coastal Commission (“CCC”) to amend the Coastal Land Use Plan (“CLUP”) as set forth in Exhibit “A,” and based upon the Findings in Exhibit “B,” both of which are attached hereto and incorporated herein by reference.

Section 2: The LCPA filed as PA2022-0245, will be carried out fully in conformity with the California Coastal Act.

Section 3: The recitals provided in this ordinance are true and correct and are incorporated into the substantive portion of this ordinance.

Section 4: The City Council hereby authorizes City staff to submit this resolution for a determination by the Executive Director of the CCC that this action is legally adequate to satisfy the specific requirements of the CCC's April 17, 2026, action on LCPA Request No. LCP-5-NPB-24-0032-2 (6th Cycle Housing Element).

Section 5: This resolution shall not become effective until the Executive Director of the CCC certifies that this resolution complies with the CCC's April 17, 2026, action on LCPA Request No. LCP-5-NPB-24-0032-2 (6th Cycle Housing Element).

Section 6: If any section, subsection, sentence, clause or phrase of this resolution is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 7: The Housing Element Implementation Program Amendments Final PEIR (SCH No. 2023060699) was prepared for the 6th Cycle Housing Element Implementation (also referred to as the “Project”) in compliance with the California Environmental Quality Act (“CEQA”) as set forth in the Public Resources Code Section 21000 et seq., Title 14, Division 6, Chapter 3 of the California Code of Regulations (“CEQA Guidelines”), and City Council Policy K-3 (Implementation Procedures for the California Environmental Quality Act). On July 23, 2024, the City Council adopted Resolution No. 2024-50, to certify the PEIR as complete and adequate, inclusive of all required findings, a statement of overriding considerations, and a mitigation monitoring reporting program. The City Council hereby finds that the action to adopt this Resolution approving the LCPA was considered within the PEIR. Resolution No. 2024-50 is hereby incorporated by reference.

Section 8: This resolution shall become final and effective as provided in Section 5 of this resolution, and the City Clerk shall certify the vote adopting the resolution.

ADOPTED this 26th day of May, 2026.



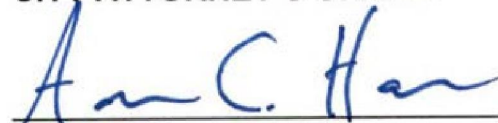
Lauren Kleiman
Mayor

ATTEST:



Lena Shumway
City Clerk

**APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE**



Aaron C. Harp
City Attorney

Attachments: Exhibit A – Findings
 Exhibit B – LCPA Filed as PA2022-0245

EXHIBIT A

FINDINGS

The City Council finds amendments to the LCP are legislative acts. Neither Title 21 nor State Planning Law set forth any required findings for either approval or denial of such amendments. Notwithstanding the foregoing, the Local Coastal Program Amendment is consistent with the corresponding General Plan Amendment and Zoning Code Amendment, adopted by City Council Resolution No. 2024-51 and Ordinance No. 2024-16, respectively. The LCPA will also create internal consistency with the Housing Element:

Findings and Facts in Support of Finding:

1. The Housing Element includes Section 4 (Housing Plan), which sets forth programs and strategies to facilitate and encourage the development of the City's obligation to meet regional housing demand. Appendix B of the Housing Element is the Sites Analysis and identifies several sites to be rezoned to allow for potential redevelopment with housing projects. A number of these sites are within the City's Coastal Zone. As Title 20 has been amended to add the new HO Overlay Zones with associated development standards, similarly, the amendment to Title 21 to add the new Housing Opportunity (HO) Overlay Coastal Zoning Districts for properties within the Coastal Zone has been prepared and submitted to the California Coastal Commission for consideration.
2. The amendment specific to the Coastal Land Use Plan ("CLUP"), attached hereto as Exhibit "B," and incorporated herein by reference, will create consistency in implementation between the General Plan and the CLUP and will help to fulfill the Housing Plan. The proposed LCPA will facilitate the development of housing consistent with the implementation program in the Housing Plan of the Housing Element, as discussed in Resolution No. 2024-51 under the Findings for the General Plan Amendment. The LCPA will enable the implementation of the Housing Element's key objective, which is to accommodate the development of housing projects to fulfill City's "fair share" of regional housing need and demand.

EXHIBIT B

LOCAL COASTAL PROGRAM AMENDMENT FILED AS PA2022-0245 AND PA2024-0205

I. Policy 2.1.2-1 of the CLUP is hereby modified as follows:

Development in each district and corridor shall adhere to policies for land use type and density/ intensity contained in Table 2.1.1-1, except as modified in Sections 2.1.3 to 2.1.8, and 2.1.11.

II. Policy 2.1.10-1 of the CLUP is hereby modified as follows:

Land uses and new development in the coastal zone shall be consistent with the Coastal Land Use Plan Map and all applicable LCP policies and regulations, except as modified by all Policies in the 2.1.11 series.

III. New Policy 2.1.11-1 is hereby incorporated in the CLUP in series and shall read as follows:

Accommodate housing opportunities through the adoption of housing opportunity overlay coastal zoning districts or other land use regulatory policy. The following areas are intended to be consistent with the Housing Element's focus areas. Properties within each overlay coastal zoning district should include, but are not limited to, sites identified in the Housing Element; however, not all sites must be included, and other sites may be identified in the future through rezoning unless precluded by State law. The goal is to ensure an adequate number of sites Citywide to accommodate the City's allocation of the Regional Housing Needs Assessment:

- Airport Environs: the intent is to support a density between 20 and 50 dwelling units per gross acre to accommodate up to 2,577 total dwelling units within the entire area, inclusive of those properties in the Coastal Zone.
- Newport Center: the intent is to support a density between 20 and 50 dwelling units per gross acre to accommodate up to 2,439 total dwelling units within the entire area, inclusive of those properties in the Coastal Zone.
- Dover/Westcliff: the intent is to support a density between 20 and 50 dwelling units per gross acre to accommodate up to 521 total dwelling units within the entire area, inclusive of those properties in the Coastal Zone.

IV. New Policy 2.1.11-2 is hereby incorporated in the CLUP in series and shall read as follows:

Residential use of any property included within an established housing opportunity overlay coastal zoning district is allowed regardless of and in addition to the underlying land use category or density limit established herein. However, for properties with base designations of either Visitor Serving Commercial or Parks and Recreation, any housing project shall be required to retain or replace existing higher priority Coastal Act uses with an on-site functionally equivalent use that maintains comparable visitor peak use intensity and public availability. Replacement of any existing priority use with a new priority use that provides lower-cost and/or no-cost coastal access is preferred. An amendment to the Coastal Land Use Plan is not required to develop a residential use within an established housing opportunity zoning overlay coastal zoning district. The maximum density specified for the various overlay coastal zoning districts specified in Policy 2.1.11-1 is an average over the entire property or project site. For example, a portion of a development site may be developed at a higher density than specified by Policy 2.1.11-1 provided other portions of the site are developed at lower densities such that the average does not exceed the maximum. Density calculations and total units do not include units identified as pipeline units or units permitted pursuant to State density bonus law.

V. New Policy 2.1.11-3 is hereby incorporated in the CLUP in series and shall read as follows:

Residential opportunities are in addition to existing uses allowed by the Coastal Land Use Plan. Properties within the established overlay coastal zones are not required to be developed for mixed -use or residential. Existing uses may continue to operate provided they are legally established and consistent with policies and regulations related to legal nonconforming uses. The adoption of housing opportunity overlay coastal zoning districts shall not affect existing rights to use the property.

VI. New Policy 2.1.11-4 is hereby incorporated in the CLUP in series and shall read as follows:

If residential or mixed-use projects pursuant to a housing opportunity overlay coastal zoning district are developed, projects shall be consistent with applicable overlay coastal zoning district or Implementation Plan requirements unless modified consistent with an established procedure to grant relief from standards (e.g., Coastal Modification or Variance, or the application of Density Bonus regulations).

STATE OF CALIFORNIA }
COUNTY OF ORANGE }
CITY OF NEWPORT BEACH } ss.

I, Lena Shumway, City Clerk of the City of Newport Beach, California, do hereby certify that the whole number of members of the City Council is seven; the foregoing Resolution No. 2026-30 was duly adopted by the City Council of said City at a regular meeting held on the 26th day of May, 2026, by the following vote, to wit:

AYES: Mayor Lauren Kleiman, Mayor Pro Tem Noah Blom, Councilmember Michelle Barto, Councilmember Robyn Grant, Councilmember Joe Stapleton, Councilmember Sara J. Weber, Councilmember Erik Weigand

NAYS: None

RECUSED: None

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said City this 27th day of May, 2026.



Lena Shumway
City Clerk
City of Newport Beach, California

ORDINANCE NO. 2026-5

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO TITLE 21 (LOCAL COASTAL PROGRAM IMPLEMENTATION PLAN) OF THE NEWPORT BEACH MUNICIPAL CODE, AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION, TO ESTABLISH THE HOUSING OPPORTUNITY (HO) OVERLAY COASTAL ZONING DISTRICT (PA2022-0245 & PA2024-0205)

WHEREAS, Section 200 of the City Charter, of the City of Newport Beach (“City”), vests the City Council with the authority to make and enforce all laws, rules and regulations with respect to municipal affairs subject only to the restrictions and limitations contained in the City Charter and the State Constitution, and the power to exercise, or act pursuant to any and all rights, powers, and privileges or procedures granted or prescribed by any law of the State of California;

WHEREAS, California Government Code Section 65580 *et seq.* (“State Housing Element Law”) requires each city and county adopt a housing element that identifies and analyzes existing and projected housing needs within their jurisdiction and prepare goals, policies, and programs, and quantified objectives to further the development, improvement, and preservation of housing;

WHEREAS, Section 30500 of the California Public Resources Code requires each county and city to prepare a Local Coastal Program (“LCP”) for that portion of the coastal zone within its jurisdiction;

WHEREAS, the California Coastal Commission (“CCC”) effectively certified the City’s LCP Implementation Plan on January 13, 2017, and the City added Title 21 (Local Coastal Program Implementation Plan) (“Title 21”) to the Newport Beach Municipal Code (“NBMC”) whereby the City assumed coastal development permit issuing authority on January 30, 2017;

WHEREAS, the City Council adopted Resolution No. 2024-52 on July 23, 2024, authorizing submittal of the LCP Amendment (“LCPA”) to the CCC amending the City’s Coastal Land Use Plan and Title 21 of the NBMC to establish the Housing Opportunity (HO) Overlay Coastal Zoning Districts and their corresponding development standards applicable to properties located within the Coastal Zone;

WHEREAS, the City filed the LCPA application with the CCC on August 16, 2024, and received a letter from CCC staff on January 7, 2025, confirming the City's application is complete and pending a hearing date;

WHEREAS, the City Council adopted Ordinance No. 2024-16 on September 24, 2024, adding Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) to the NBMC creating Housing Opportunity Overlay Zoning Districts;

WHEREAS, the new section partially implements Policy Actions 1A through 1G in the City's adopted and certified 6th Cycle Housing Element ("Housing Element");

WHEREAS, Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) of the NBMC allows for new housing opportunities within five focus areas consisting of the Airport Area Environs Area (HO-1), West Newport Mesa Area (HO-2), Dover-Westcliff Area (HO-3), Newport Center Area (HO- 4), and Coyote Canyon Area (HO- 5) ("Focus Areas") that correspond with the Focus Areas in the Housing Element to ensure that the City accommodates its Housing Element Regional Housing Needs Assessment allocation;

WHEREAS, properties identified within the Focus Areas are eligible for specified development standards conducive to residential development at the prescribed average density of 20 to 60 dwelling units per acre that include, but are not limited to, minimum lot area, setbacks, height, open space, landscaping, and parking;

WHEREAS, the City Council adopted Resolution No. 2024-85 on November 19, 2024, initiating amendments to Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) and the pending complementary amendment to Title 21 of the NBMC to adjust certain development standards, including but not limited to, building height limits;

WHEREAS, pursuant to Section 13515 (Public Participation and Agency Coordination Procedures) of the California Code of Regulations Title 14, Division 5.5, Chapter 8, Subchapter 2, Article 5 (Public Participation) ("Section 13515"), drafts of the LCPA as revised were made available, and a Notice of Availability was distributed at least six weeks prior to the anticipated final action date;

WHEREAS, a public hearing was held by the Planning Commission on January 23, 2025, in the Council Chambers at 100 Civic Center Drive, Newport Beach, California to consider the Amendment. A notice of time, place and purpose of the public hearing

was given in accordance with California Government Code Section 54950 et seq. ("Ralph M. Brown Act") and Chapters 20.62 (Public Hearings) and 21.62 (Public Hearings) of the NBMC. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this public hearing;

WHEREAS, at the conclusion of the public hearing, the Planning Commission adopted Resolution No. PC2025-004 by a unanimous vote of (5 ayes, 1 recusal) recommending the City Council authorize the submittal of the LCPA, as revised;

WHEREAS, the City Council held a duly noticed public hearing on June 10, 2025, in the City Council Chambers located at 100 Civic Center Drive, Newport Beach, California. Notice of time, place and purpose of the public hearing was given in accordance with the Ralph M. Brown Act, Section 13515, Chapter 20.62 (Public Hearings) and Chapter 21.62 (Public Hearings) of the NBMC. Evidence, both written and oral, was presented to, and considered by, the City Council at this public hearing;

WHEREAS, at the conclusion of the public hearing, the City Council adopted Resolution No. 2025-32, authorizing submittal of the LCPA, as revised, to the CCC by a unanimous vote (6 ayes, 0 nays) establishing the HO Overlay Coastal Zoning District for identified properties within the Coastal Zone;

WHEREAS, the CCC denied the LCPA at its April 17, 2026, hearing, as submitted and approved it with suggested modifications (LCP-5-NPB-24-0032-2) as being consistent with the California Coastal Act; and

WHEREAS, the City Council held a public hearing on May 26, 2026, in the City Council Chambers located at 100 Civic Center Drive, Newport Beach, California. Notice of time, place and purpose of the public hearing was given in accordance with the Ralph M. Brown Act, Section 13515, and Chapter 21.62 (Public Hearings) of the NBMC. Evidence, both written and oral, was presented to, and considered by, the City Council at this public hearing.

NOW THEREFORE, the City Council of the City of Newport Beach ordains as follows:

Section 1: The City Council hereby approves the Local Coastal Program Amendment filed as PA2022-0245 and PA2024-0205 and accepts the suggested modifications by the California Coastal Commission ("CCC") to amend Title 21 of the

Newport Beach Municipal Code as set forth in Exhibit “A,” and based upon the Findings in Exhibit “B,” each of which are attached hereto and incorporated herein by reference.

Section 2: The LCPA filed as PA2022-0245 and PA2024-0205, will be carried out in full conformity with the California Coastal Act.

Section 3: The recitals provided in this ordinance are true and correct and are incorporated into the substantive portion of this ordinance.

Section 4: The City Council hereby authorizes City staff to submit this ordinance for a determination by the Executive Director of the CCC that this action is legally adequate to satisfy the specific requirements of the CCC’s April 17, 2026, action on LCPA Request No. LCP-5-NPB-24-0032-2 (6th Cycle Housing Element).

Section 5: This ordinance shall not become effective until thirty days after adoption and until the Executive Director of the CCC certifies that this ordinance complies with the CCC’s April 17, 2026, action on LCPA Request No. LCP-5-NPB-24-0032-2 (6th Cycle Housing Element).

Section 6: If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 7: The Housing Element Implementation Program Amendments Final PEIR (SCH No. 2023060699) was prepared for the 6th Cycle Housing Element Implementation (also referred to as the “Project”) in compliance with the California Environmental Quality Act (“CEQA”) as set forth in the Public Resources Code Section 21000 et seq., Title 14, Division 6, Chapter 3 of the California Code of Regulations CEQA Guidelines”), and City Council Policy K-3 (Implementation Procedures for the California Environmental Quality Act). On July 23, 2024, the City Council adopted Resolution No. 2024-50, to certify the PEIR as complete and adequate, inclusive of all required findings, a statement of overriding considerations, and a mitigation monitoring reporting program. The City Council hereby finds that the action to adopt this Resolution approving the LCPA was considered within the PEIR. Resolution No. 2024-50 is hereby incorporated by reference.

Section 8: Except as expressly modified in this ordinance, all other sections, Subsections, terms, clauses and phrases set forth in the NBMC shall remain unchanged and shall be in full force and effect.

Section 9: The Mayor shall sign and the City Clerk shall attest to the passage of this ordinance. The City Clerk shall cause the ordinance, or a summary thereof, to be published pursuant to City Charter Section 414 and the same shall become final and effective as provided in Section 5 of this ordinance.

This ordinance was introduced at a regular meeting of the City Council of the City of Newport Beach held on the 26th day of May, 2026, and adopted on the 9th day of June, 2026, by the following vote, to-wit:

AYES: Mayor Kleiman, Pro Tem Blom, Councilmember Barto,
Councilmember Grant, Councilmember Stapleton,
Councilmember Weber, Councilmember Weigand

NAYS: None

ABSENT: None



Lauren Kleiman, Mayor

ATTEST:



Lena Shumway, City Clerk

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE



Aaron C. Harp, City Attorney

Attachments: Exhibit A – Findings
 Exhibit B – LCPA Filed as PA2022-0245 and PA2024-0205

EXHIBIT A

FINDINGS

The City Council finds amendments to the LCP are legislative acts. Neither Title 21 nor State Planning Law set forth any required findings for either approval or denial of such amendments. Notwithstanding the foregoing, the Local Coastal Program Amendment ("LCPA") is consistent with the corresponding General Plan Amendment and Zoning Code Amendment, adopted by City Council Resolution No. 2024-51 and Ordinance No. 2024-16, respectively. The LCPA will also create internal consistency with the Housing Element:

Findings and Facts in Support of Finding:

1. The Housing Element includes Section 4 (Housing Plan), which sets forth programs and strategies to facilitate and encourage the development of the City's obligation to meet regional housing demand. Appendix B of the Housing Element is the Sites Analysis and identifies several sites to be rezoned to allow for potential redevelopment with housing projects. A number of these sites are within the City's Coastal Zone. As Title 20 has been amended to add the new HO Overlay Zones with associated development standards, similarly, the amendment to Title 21 to add the new Housing Opportunity (HO) Overlay Coastal Zoning Districts for properties within the Coastal Zone has been prepared and submitted to the California Coastal Commission for consideration.
2. The amendment specific to Title 21 (Local Coastal Program Implementation Plan) of the NBMC, attached hereto as Exhibit "B," and incorporated herein by reference, will create consistency in implementation between Titles 20 and 21 of the NBMC and will help to fulfill the Housing Plan, as the proposed LCPA will facilitate the development of housing consistent with the implementation program in the Housing Plan of the Housing Element, as discussed in Resolution No. 2024-51 under the Findings for the General Plan Amendment. The LCPA will enable the implementation of the Housing Element's key objective, which is to accommodate the development of housing projects to fulfill City's "fair share" of regional housing need and demand.

EXHIBIT B

LOCAL COASTAL PROGRAM AMENDMENT FILED AS PA2022-0245 AND PA2024-0205

- I. The title and section listing of Chapter 21.28 are hereby revised to include the Housing Opportunity (HO) Overlay Coastal Zoning Districts as follows:

Chapter 21.28

OVERLAY COASTAL ZONING DISTRICTS (MHP, PM, B, C, AND HO)

Sections:

- 21.28.010 Purposes of Overlay Coastal Zoning Districts.
- 21.28.020 Mobile Home Park (MHP) Overlay Coastal Zoning District.
- 21.28.030 Parking Management (PM) Overlay District.
- 21.28.040 Bluff (B) Overlay District.
- 21.28.050 Canyon (C) Overlay District.
- 21.28.060 Height (H) Overlay District.
- 21.28.070 Special Flood Hazard Area (VE) Overlay District.
- 21.28.080 Housing Opportunity (HO) Overlay Coastal Zoning Districts.

- II. Section 21.28.010 (Purpose of Overlay Coastal Zoning Districts) is hereby amended to include the HO Overlay Coastal Zoning Districts to read as follows:

21.28.010 Purposes of Overlay Coastal Zoning Districts.

The purposes of the individual overlay coastal zoning districts and the manner in which they are applied are outlined below. An overlay district may be initiated as a Coastal Zoning Map amendment in compliance with Chapter 21.14 (Coastal Maps). All development shall comply with the applicable development standards (e.g., setbacks, height) of the underlying coastal zoning district in addition to the standards provided in this chapter, if any. In situations where an inconsistency occurs between the development standards of the underlying coastal zoning district and the standards in this chapter, the standards of the overlay district shall prevail.

A. MHP (Mobile Home Park) Overlay Coastal Zoning District. The MHP Overlay Coastal Zoning District is intended to establish a mobile home district on parcels of land developed with mobile home parks. The regulations of this district are designed to maintain and protect mobile home parks in a stable environment with a desirable residential character.

B. PM (Parking Management) Overlay Zoning District. The PM Overlay Zoning District is intended to provide for areas where parking management plans are appropriate to ensure adequate parking.

C. B (Bluff) Overlay Coastal Zoning District. The B Overlay District is intended to establish special development standards for areas of the City where projects are proposed on identified bluff areas. The specific areas are identified in Part 8 of this Implementation Plan (Maps).

D. C (Canyon) Overlay Coastal Zoning District. The C Overlay District is intended to establish development setbacks based on the predominant line of existing development for areas that contain a segment of the canyon edge of Buck Gully or Morning Canyon. The specific areas are identified in Part 8 of this Implementation Plan (Maps).

E. H (Height) Overlay District. The H Overlay District is intended to establish standards for review of increased building height in conjunction with the provision of enhanced project design features and amenities.

F. HO (Housing Opportunity) Overlay Coastal Zoning Districts. The HO Overlay Coastal Zoning Districts are intended to accommodate housing opportunities consistent with the Housing Element's focus areas and to ensure the City can meet its allocation of the Regional Housing Needs Assessment (RHNA). The specific areas are identified in Part 8 of this title (Maps).

III. Section 21.28.080 (Housing Opportunity (HO) Overlay Coastal Zoning Districts) is hereby added to read as follows:

21.28.080 Housing Opportunity (HO) Overlay Coastal Zoning Districts.

A. Applicability. This section applies to properties located in one of the Housing Opportunity (HO) Overlay Coastal Zoning Districts, as identified in Part 8 of this title. This includes the following subareas:

1. HO-1 - Airport Area Environs Area – The Airport Area Environs Area is located north of the Upper Newport Bay Nature Reserve, primarily around the John Wayne Airport.
2. HO-3 - Dover-Westcliff Area – The Dover-Westcliff Area includes property on both sides of West Coast Highway and the west of Dover Drive. Properties in the Lido Village area are included.
3. HO-4 - Newport Center Area – The Newport Center Area is generally bounded by San Joaquin Hills Road, MacArthur Blvd, Coast Highway, and Jamboree Road.

The above listed are general descriptions of each subarea and additional properties may be included with the subarea. To be eligible for the provisions of this chapter, the property must be listed on the HO area map as an "Opportunity Site".

B. Uses Allowed. The following uses shall be permitted in the Housing Opportunity (HO) Overlay Coastal Zoning Districts:

1. Any use that is permitted or conditionally permitted in the base zone;
2. Multiple-unit development that meets the density requirements set forth in this section;
3. Mixed-use development that includes a residential component which complies with the minimum density set forth in this section;
4. Residential supporting uses such as leasing/sales/property management offices, fitness facilities, recreation facilities, etc.; and
5. Residential uses permitted under this section shall harmonize with the Coastal Act's priority uses, including visitor-serving, marine-related, public-serving, or recreational uses, and shall retain or provide functionally equivalent uses, as measured by comparable visitor peak use intensity and public availability.

C. Subarea Development Standards.

1. Development Standards. The following development standards shall apply to any residential or mixed-use project permitted pursuant to this section. Unless otherwise modified by this section, all applicable development standards, including any adopted objective design standards, shall apply.

**TABLE 21.28-1
DEVELOPMENT STANDARDS FOR HOUSING OPPORTUNITY OVERLAY ZONES**

Development Feature	Housing Opportunity Subareas		
	HO-1	HO-3	HO-4
Lot Size/Dimension	Per Base Zone		
Lot area required per unit (sq. ft.) ¹	Minimum: 2,178 (20 du/ac) Maximum: 871 (50 du/ac)		
Setbacks			
Front	0 ft. ⁽²⁾	10 ft. ⁽²⁾⁽³⁾	0 ⁽²⁾
Rear	0	20 ft.	0
Side	0' ⁽⁴⁾		
Street Side	0 ⁽²⁾	10 ft. ⁽²⁾	0 ft. ⁽²⁾
Height	Per Base Zone unless otherwise identified on the map	65 ft. ⁽⁵⁾	Per Base Zone ⁽⁸⁾ , unless otherwise identified on the map
Building Separation	10 ft.		

Floor Area Ratio (FAR)		No restriction ⁽⁶⁾
Common Space ⁽⁷⁾	Open	Minimum 75 square feet/dwelling unit. (The minimum dimension [length and width] shall be 15 feet.)
Private Space ⁽⁷⁾	Open	5% of the gross floor area for each unit. (The minimum dimension [length and width] shall be 6 feet.)
Fencing		See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).
Landscaping		See Section 21.30.075 (Landscaping) and 21.30.085 (Water Efficient Landscaping).
Lighting		See Section 21.30.070 (Outdoor Lighting).
Parking		See Subsection (D)(2) below and Chapter 21.40 (Off-Street Parking).
Signs		See Chapter 21.30.065 (Sign Standards).

- (1) Minimum/maximum allowable density range may be based on an average density of the entire project site, excluding density bonus units.
- (2) Any portion of the building that is over 20 feet in height shall be setback a minimum 20 feet from the street right-of-way.
- (3) Except in the Mixed-Use Mariners Mile (MU-MM) Zoning District wherein residential uses are only allowed beginning 100 feet north of Coast Highway.
- (4) The combined total from both sides shall be 15 feet.
- (5) The height shall be limited to 35 feet in the Shoreline Height Limit Area, as identified in Map H-1.
- (6) The FAR in this table only applies to residential floor area, including any supporting facilities. In mixed-use developments, the FAR for nonresidential is still applicable.
- (7) For purposes of this section, common and private open space in HO-1 may include enclosed shared amenities such as a clubhouse, swimming pool, tennis court, basketball court, racquetball court, weightlifting facility, children's playground equipment, sauna, jacuzzi, day care facility, or any other recreational amenities/facilities as deemed appropriate by the Community Development Director.
- (8) "Base Zone" includes all height limitations by the Sight Plane Ordinance (Ordinance No. 1371 and Ordinance No. 1596).

2. Airport Area Environs Area (HO-1). The following development standards shall only apply to projects with the Airport Area Environs Area:

- a. Sound Mitigation. The interior ambient noise level of all new residential dwelling units shall meet applicable standards of the Section 10.26.030 (Interior Noise Standards). An acoustical analysis report, prepared by an acoustical engineer, shall be submitted describing the acoustical design features of the structure that will satisfy the interior noise standard. The residential units shall be constructed, and noise attenuated in compliance with the report.
- b. Advanced Air Filtration. The design of all new residential and mixed-use residential developments shall include advanced air filtration systems to promote cleaner air within living environments.
- c. Notification to Owners and Tenants. A written disclosure statement shall be prepared prior to sale, lease, or rental of a residential unit within the

development. The disclosure statement shall indicate that the occupants will be living in an urban type of environment adjacent to an airport and that the noise, odor, and outdoor activity levels may be higher than a typical suburban residential area. The disclosure statement shall include a written description of the potential impacts to residents of both the existing environment (e.g., noise from planes, commercial activity on the site and vehicles streets) and potential nuisances based upon the allowed uses in the zoning district. Each and every buyer, lessee, or renter shall sign the statement acknowledging that they have received, read, and understand the disclosure statement. A covenant shall also be included within all deeds, leases or contracts conveying any interest in a residential unit within the development that requires: (1) the disclosure and notification requirement stated herein; (2) an acknowledgment by all grantees or lessees that the property is located within an urban type of environment and that the noise, odor, and outdoor activity levels may be higher than a typical suburban residential area; and (3) acknowledgment that the covenant is binding for the benefit and in favor of the City of Newport Beach.

- d. Housing Opportunity Sites 23, 24, 25 and 26. A residential or mixed-use development encompassing Housing Opportunity Sites 23, 24, 25, and 26 shall include a free to access public park or public recreational opportunity, which shall comply with Subsection 21.28.070(D)(4) and that conforms to all the following:
 - i. A minimum 50-foot ESHA buffer measured from the outermost extent of the riparian or wetland vegetation, whichever extends furthest from the channel shall be provided. For a minimum 10-year period, the buffer shall be measured from the outermost extent of the vegetation established as part of the Santa Ana Delhi Channel Improvement Project proposed by the Orange County Flood Control District. The 50-foot buffer shall be consistent with 21.30B.30(D); however, the exceptions criteria for smaller ESHA buffers shall not apply. Further, a path sited, designed, constructed and operated in a manner that minimizes impacts to ESHA and other coastal resources may be permitted within the 50-foot ESHA buffer where needed to maintain the channel and/or provide for public access and recreation.
 - ii. An additional 50-foot buffer measured from the outermost extent of the ESHA buffer shall also be provided consistent with 21.30B.30(E). This transitional buffer may be used to accommodate a free, low-impact public recreational opportunity. At a minimum, such public recreational opportunity shall include a contiguous open space corridor along the entire length of the Santa Ana Delhi Channel located adjacent to the subject properties that is of sufficient width to accommodate a 100-foot biological buffer, separately and contiguously, to protect habitat in and

along the channel. Such recreational opportunity shall also provide public access and recreational open space that will accommodate passive and active public recreational opportunities including, but not limited to continuous pedestrian/cycling trail, benches, drinking fountains and/or water fill stations, picnic tables, shade structures and fitness/exercise equipment.

- iii. In the event the Santa Ana Delhi Channel Improvement Project does not occur there shall be a minimum 100-foot-wide corridor along the channel that extends from the top of the channel bank to be used for the free, low-impact coastal access and public recreational opportunity described in subsection (B) above.

D. General Development Standards. The following development standards shall apply to all projects within the Housing Opportunity zone, regardless of subarea:

1. Landscaped Setbacks. All front and street side setbacks shall be landscaped, except for areas that provide vehicle and pedestrian access to the right-of-way.
2. Residential Off-Street Parking Requirements. Residential parking requirements for projects within the Housing Opportunity Overlay Zones shall be provided in accordance with Table 21.28-2 below. Parking for all other uses not included in this table shall be provided in accordance with Chapter 21.40 (Off-Street Parking Requirements) of the NBMC.

**TABLE 21.28-2
RESIDENTIAL OFF-STREET PARKING FOR HOUSING OPPORTUNITY OVERLAY
ZONES**

Land Use	Subtype	Parking Requirement
Residential (Rental)	Studio	1.1 spaces per dwelling unit
	1 Bedroom	1.5 spaces per dwelling unit
	2 Bedrooms	1.8 spaces per dwelling unit
	3 Bedrooms	2.0 spaces per dwelling unit
	Visitor Parking	0.3 spaces per dwelling unit
Residential (Ownership)	Studio	1.4 spaces per dwelling unit
	1 Bedroom	1.8 spaces per dwelling unit
	2 Bedrooms	1.8 spaces per dwelling unit
	3 Bedrooms	2.0 spaces per dwelling unit
	Visitor Parking	0.3 spaces per dwelling unit

3. Visitor-Serving Commercial, Marine-Related Uses, or Visitor Accommodations. For sites with base designations intended for Visitor-Serving Commercial, Marine-Related Uses, or Overnight Visitor Accommodations, any

existing uses consistent with the intent of those designations shall be retained, replaced, or expanded where feasible, with a functionally equivalent use in terms of comparable visitor peak use intensity and public availability. No hotel, motel, or other overnight visitor accommodations shall be converted or replaced with residential use.

4. Parks and Recreation or Open Space-Uses. For sites with base designations intended for Parks and Recreation or Open Space, any existing uses consistent with the intent of those designations shall be retained, replaced or expanded where feasible, with a functionally equivalent use in terms of comparable visitor peak use intensity and public availability. When there is a proposed replacement of any existing priority use with a new priority use, a use that provides lower-cost and/or no-cost visitor-serving and coastal access is preferred.

5. All housing projects within the Housing Opportunity (HO) Overlay Coastal Zoning District shall demonstrate consistency with:

- a. Section 21.30.015 (General Site and Development Standards);
- b. Section 21.30.030 (Natural Landform and Shoreline Protection);
- c. Section 21.30.100 (Scenic and Visual Quality Protection);
- d. Section 21.30.105 (Cultural Resource Protection); and
- e. Chapter 21.30B (Habitat Protection).

IV. Chapter 21.80 (Maps) is hereby revised to incorporate Section 21.80.032 (Housing Opportunity Overlay Districts Maps) as follows:

21.80.032 Housing Opportunity Overlay Districts Maps.

HO-1 - Airport Area Environs Area (PDF)

HO-3 - Dover-Westcliff Area (PDF)

HO-4 - Newport Center Area (PDF)

V. The corresponding maps identified in Section 21.80.032 are as follows on the subsequent pages:

Legend

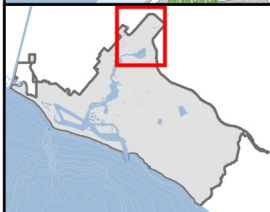
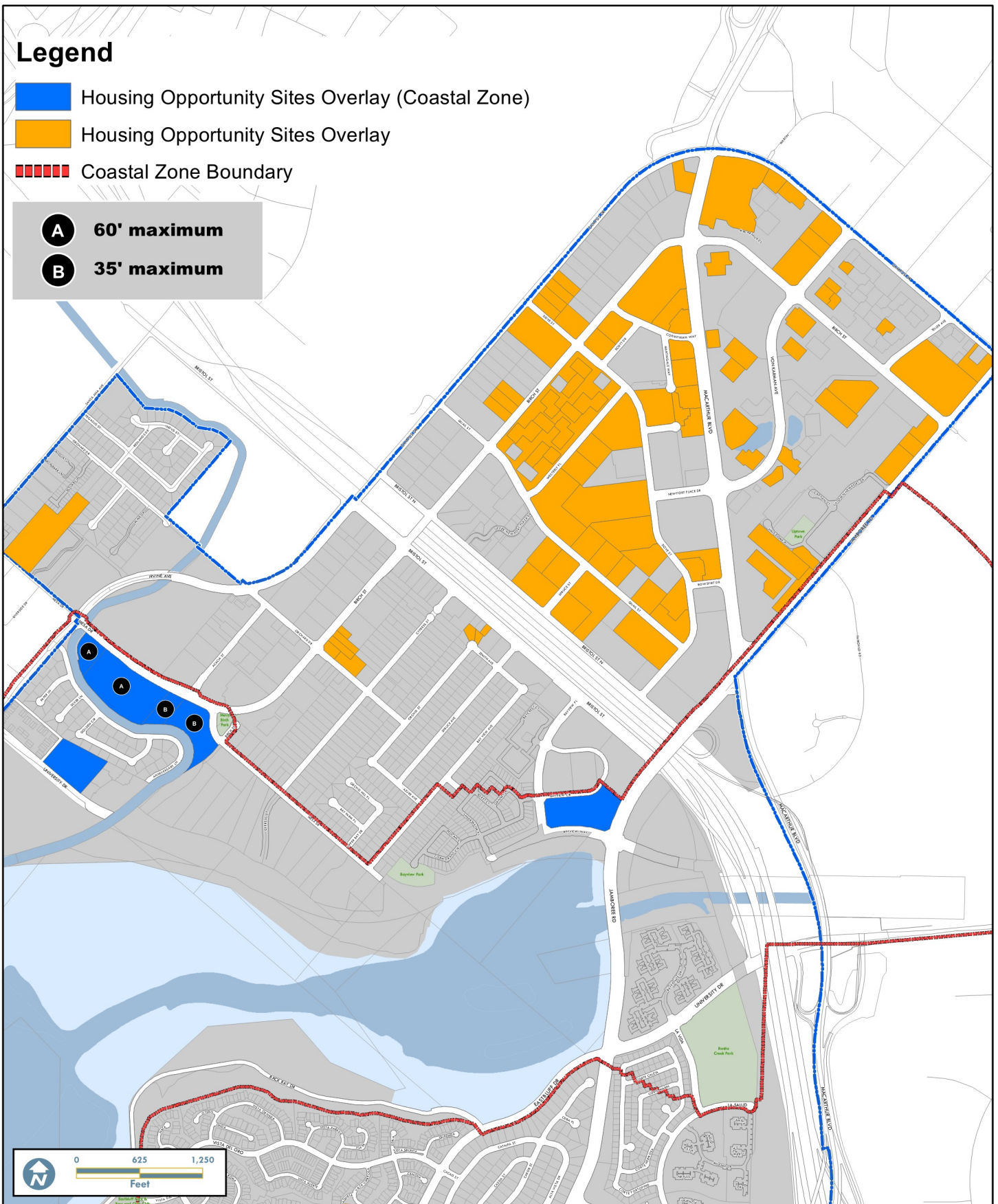
 Housing Opportunity Sites Overlay (Coastal Zone)

 Housing Opportunity Sites Overlay

 Coastal Zone Boundary

A 60' maximum

B 35' maximum



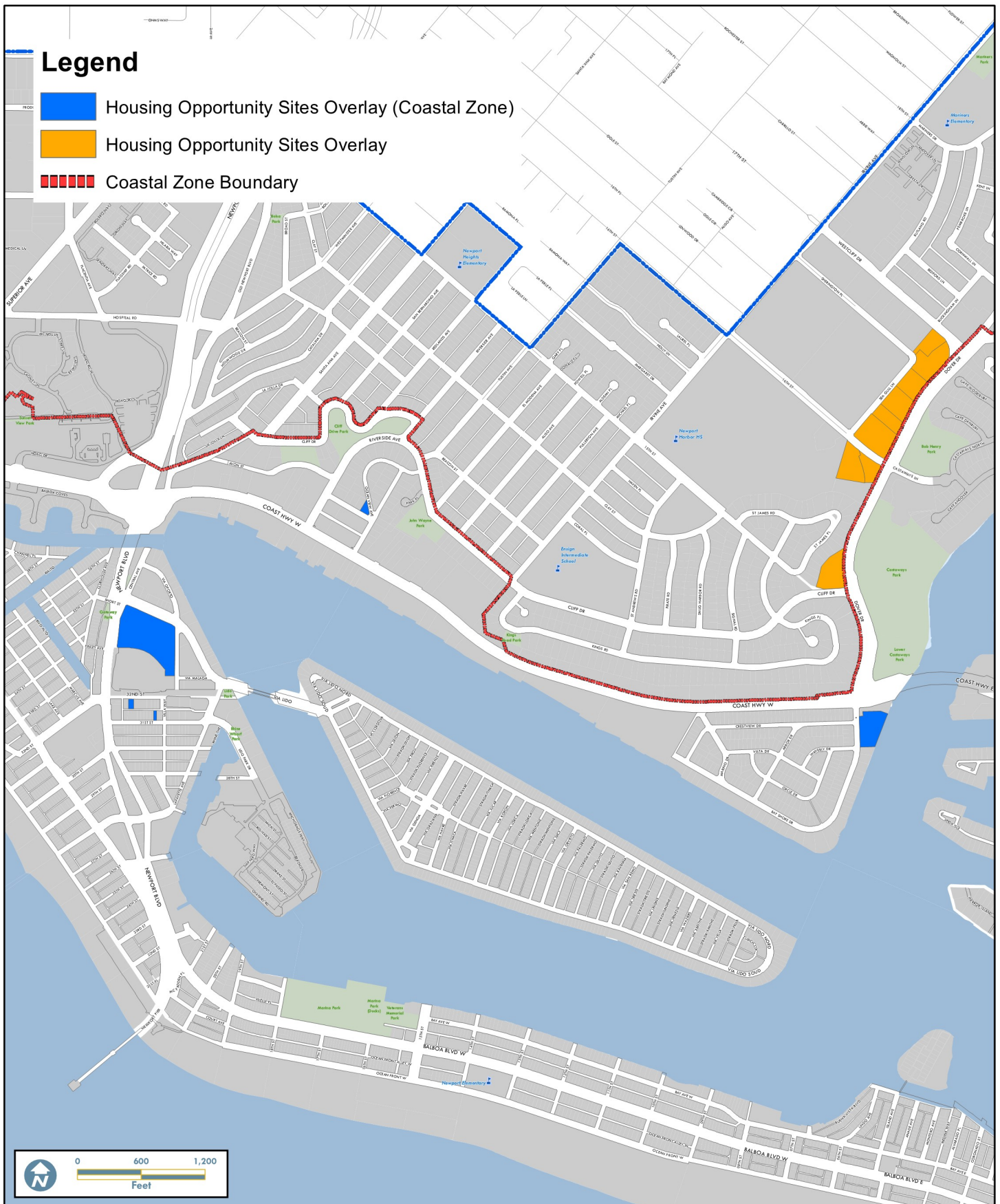
HO-1 Airport Area Environs Area



City of Newport Beach
GIS Division
October 04, 2024

Legend

-  Housing Opportunity Sites Overlay (Coastal Zone)
-  Housing Opportunity Sites Overlay
-  Coastal Zone Boundary



HO-3 Dover-Westcliff Area

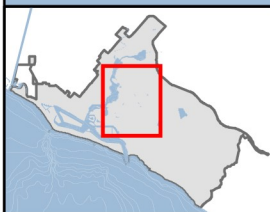
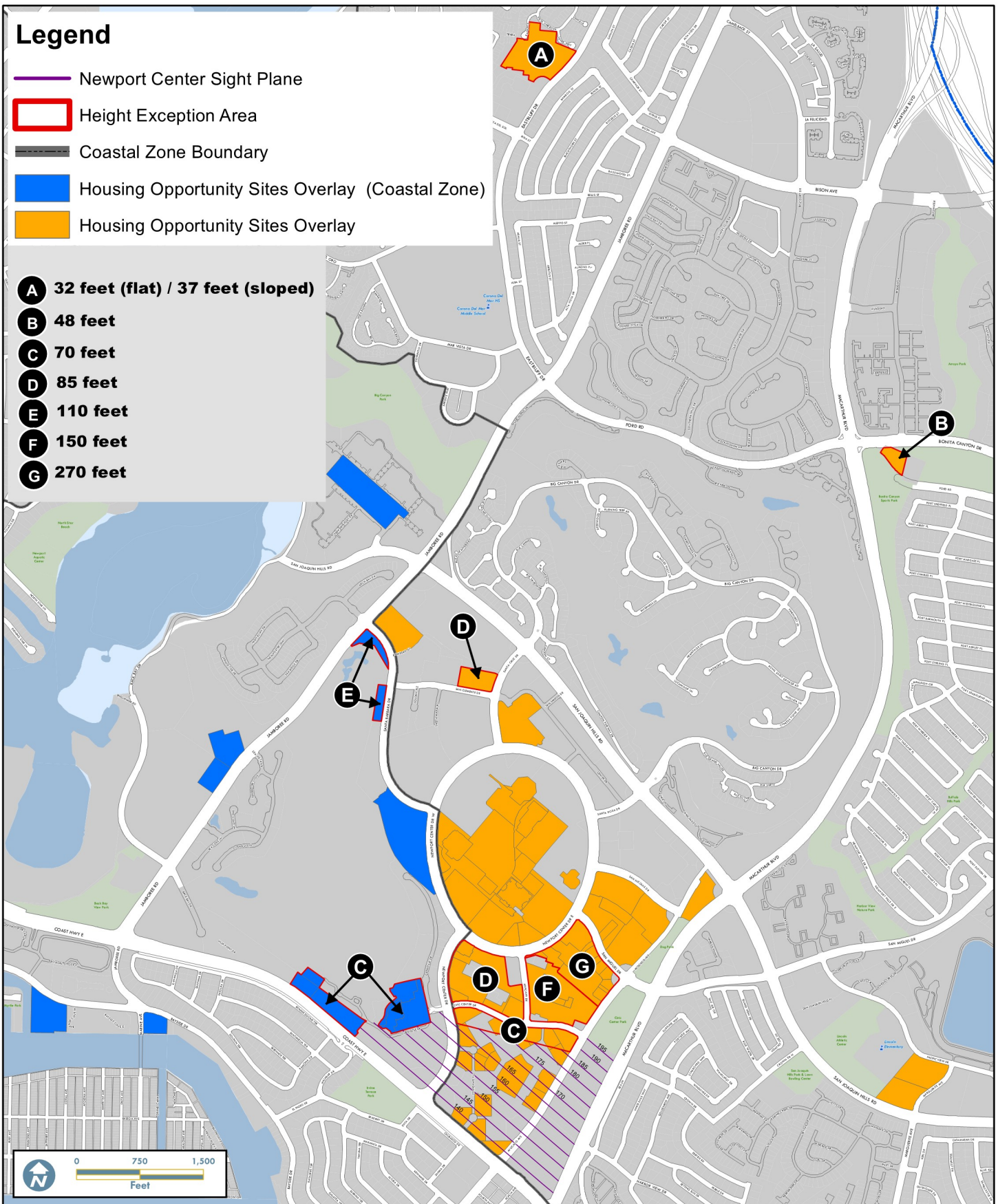


City of Newport Beach
GIS Division
October 04, 2024

Legend

-  Newport Center Sight Plane
-  Height Exception Area
-  Coastal Zone Boundary
-  Housing Opportunity Sites Overlay (Coastal Zone)
-  Housing Opportunity Sites Overlay

- A 32 feet (flat) / 37 feet (sloped)**
- B 48 feet**
- C 70 feet**
- D 85 feet**
- E 110 feet**
- F 150 feet**
- G 270 feet**



HO-4 Newport Center Area



City of Newport Beach
GIS Division
June 13, 2025

- VI. The bottommost portion of Table 21.14-1 entitled "Overlay Coastal Zoning Districts" within Section 21.14.020 (Coastal Zoning Districts Established) is hereby revised as follows:

**TABLE 21.14-1
COASTAL ZONING DISTRICTS**

Coastal Zoning Map Symbol	Coastal Zoning Districts	Coastal Land Use Plan Designations Implemented by Zoning Districts	
Overlay Coastal Zoning Districts			
MHP	Mobile Home Park	RM	Multiple-Unit Residential
PM	Parking Management	All designations	
B	Bluff	All designations	
C	Canyon	RS, RM	Single-Unit Residential Multiple-Unit Residential
H	Height	RM	Multiple-Unit Residential
HO	Housing Opportunity	Varies	Varies

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.
CITY OF NEWPORT BEACH }

I, Lena Shumway, City Clerk of the City of Newport Beach, California, do hereby certify that the whole number of members of the City Council is seven; that the foregoing ordinance, being Ordinance No. 2026-05 was duly introduced on the 26th day of May, 2026, at a regular meeting, and adopted by the City Council at a regular meeting duly held on the 9th day of June, 2026, and that the same was so passed and adopted by the following vote, to wit:

AYES: Mayor Lauren Kleiman, Mayor Pro Tem Blom, Councilmember Michelle Barto, Councilmember Robyn Grant, Councilmember Joe Stapleton, Councilmember Sara J. Weber, Councilmember Erik Weigand

NAYS: None

ABSENT: None

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said City this 10th day of June 2026.




Lena Shumway
City Clerk
City of Newport Beach, California

CERTIFICATE OF PUBLICATION

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.
CITY OF NEWPORT BEACH }

I, Lena Shumway, City Clerk of the City of Newport Beach, California, do hereby certify that Ordinance No. 2026-05 has been duly and regularly published according to law and the order of the City Council of said City and that same was so published in the *Daily Pilot*, a newspaper of general circulation on the following dates:

Introduced Ordinance: May 30, 2026
Adopted Ordinance: June 13, 2026

In witness whereof, I have hereunto subscribed my name this 16th day of June, 2026.




Lena Shumway
City Clerk
City of Newport Beach, California