



(NOTE: This excerpt begins on Page 4-18 of the June 2022 version. Only the highlighted yellow text reflects changes made since the June 2022 version. The balance of the text reflects what was previously submitted to HCD for review.)

Housing Goal #4

Housing opportunities for as many renter- and owner-occupied households as possible in response to the market demand and RHNA obligations for housing in the City.

Housing Policy 4.1: Mitigate potential governmental constraints to housing production and affordability by increasing the City’s role in facilitating construction of market-rate housing and affordable housing for all income groups.

Housing Policy 4.2: Enable construction of new housing units sufficient to meet City quantified goals by identifying adequate sites for their construction.

Implementation Actions

Policy Action 4A: Affirmatively Furthering Fair Housing

Pursuant to AB 686, Chapter 958, Statutes 2018, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law.

To accomplish this, the City or designated contracted organization will collaborate with local and regional organizations to review any housing discrimination complaints, assist in dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action, and resolution.

Section 3 of this Housing Element contains an analysis of fair housing activities in Newport Beach and the Orange County region.

The analysis found that:

- The City does not have any racial or ethnic groups that score higher than 60 on the dissimilarity index, indicating that while the City of Newport Beach has no racial or ethnic populations with a dissimilarity index above 60, all populations (with the exception of the Hispanic/Latino population) have a score above 30, meaning all groups experience moderate segregation from the White population.
- The City does not have any racially or ethnically concentrated census tracts (R/ECAPs) as identified by HUD. This indicates that there are no census tracts within Newport Beach with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area. However, one R/ECAP was identified in the neighboring City of Irvine, near the



University of California Irvine. This will be considered in the housing plan as students within the R/ECAP may look for housing in Newport Beach.

- The UC Davis Regional Opportunity Index shows that most residents within Newport Beach have a high level of access to opportunity throughout the majority of the City, with only two census tracts showing low access to opportunity.
- The analysis of the TCAC/HCD opportunity Area Maps shows that most census tracts in Newport Beach are classified with the “Moderate Resource” “High Resource” or “Highest Resource” designation. This indicates that these census tracts are within the top 40 percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there. All but two census tracts within Newport Beach register within the top 20 percent in the index. One census tract registered as a “Low Resource” area, citing high economic opportunity and low educational opportunity.
- The Opportunity Indices identify overall high access to quality resources including economic and job proximity, educational access, and transportation access. However, there is a low health index, indicating increased pollution and low environmental quality across all racial/ethnic groups in the City. The opportunity indices identify low affordable transportation options to both the Asian or Pacific Islander (Non-Hispanic) and Native American (Non-Hispanic). Additionally the index identified that households who earn below the poverty rate in Newport Beach have lower levels of opportunity access across all indicators as well as race and ethnicities.
- Racially Concentrated Areas of Affluence (RCAA) are characterized by census tract areas in which 80 percent or more of the population is White and that have a median income of at least \$125,000. There are 12 census tracts within the City that are identified as RCAAs.
- Newport Beach and the State have the same rate of home ownership, but residents of Newport Beach experience higher rates of cost burden. Housing adequacy and affordability are similar in both the City and State, where California has a slightly higher rate of affordability.
- Newport Beach scored a 3.9 AllTransit performance score, illustrating a low combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. In total, 138,164 jobs are accessible within a 30-minute trip from Newport Beach, however just 0.55 percent of commuters use transit. By comparison, Newport Beach scored lower than neighboring jurisdictions of Costa Mesa (5.4), Huntington Beach (4.4), and Irvine (3.6), however slightly higher than Laguna Beach (3.8). Overall, the City of Newport Beach has a lower AllTransit score than the County of Orange (3.9) in Newport Beach and 4.2 in the County).

During the planning period, the City will take the following explicit actions to address and implement Fair Housing issues and to affirmatively further fair housing in the community:

- ~~Action 1: Address Fair Housing via R/ECAP and Environmental Justice by adopting an amendment addressing environmental justice to the General Plan (Timeline: Complete by December 2024)~~
- ~~Action 2: Update, analyze and identify regulations that may have historically contributed to the disparities in access to housing and propose innovative solutions such lot configuration, affordability covenants and lot splits to encourage diversified development and support~~



opportunities for wealth building through home ownership. (Timeline: Complete by December 2024, Annual review and update as necessary)

- ~~Action 3: Examine the effect of existing development policies and regulations on areas with higher concentrations of low-income residents and communities of color. Explore and implement where feasible modified policies or procedures that combat the displacement of low-income residents and communities of color. (Timeline: Complete by December 2024. Annual review and update as necessary)~~
- ~~Action 4: Conduct ground-level site visits and meetings within R/ECAP census tracts to better understand resident and business barriers, resources, and needs. (Timeline: Complete by December 2024, Annual review and update as necessary)~~
- ~~Action 5: Address Disposition of Loans among Racial/Ethnic groups by proactive outreach to financial institutional partners, including banks, credit unions and other applicable organizations/entities to identify ways to discourage discrimination in underwriting and lending to Hemet households. (Timeline: Outreach conducted by December 2023)~~
- ~~Action 6: Address Access to Opportunity through facilitation of entrepreneurship opportunities the create economic opportunity with little personal investment, such as home-based businesses. The City will collaboration with the Chamber of Commerce to establish policies and programs supportive local employment opportunity. (Timeline: Complete by December 2023)~~
- ~~Action 7: Address Access to Opportunity in regard to education by increasing outreach to local school districts, vocational schools and other public and private education and job training entities. The City will outreach to and conduct annual meetings with these entities to discuss the housing needs and improving opportunity access, especially to lower income households located in low resource areas. (Timeline: Outreach conducted annually).~~
- ~~Action 8: To address the lower AllTransit Score experienced in the City, proactive outreach to local and regional transportation providers such as OCTA and local providers of transportation. In addition, the City would collaborate with local businesses and employers to define local needs for the population to maximize the use of transportation in Newport Beach. To accomplish this the City would conduct initial local outreach with the appropriate agencies and/or employers to identify specific areas of improvement. Subsequent to this initial meeting the City will establish policies, programs, and/or improvements as appropriate that demonstrate improvements to transportation access in Newport Beach. (Timeline: Conduct initial outreach within twelve months, establish policies and programs within three years)~~

The City will continue to collaborate with the community, stakeholders, and appropriate organizations to address potential constraints to fair housing. This may include, but not limited to:

- ~~Analysis and identification of barriers to entry into homeownership or rental opportunities,~~
- ~~Review of historic policies or restrictions that may have prevented and/or may still prevent disadvantaged groups from locating in Newport Beach,~~
- ~~Specific actions that contribute to Newport Beach's ability to foster a more inclusive community to all racial, social, and economic groups.~~



- ~~Target outreach for lower income residents to provide information about affordable housing opportunities and access to funding and finances. The City will partner with County Fair Housing or similar governmental and non-governmental organizations to host up to two (2) workshops.~~
- ~~Coordination and outreach with stakeholder groups, representatives, non-governmental organizations and non-profits to further understand existing or potential fair housing issues in the City. The City will host up to two (2) meetings.~~



Table 4-1: Fair Housing Actions

Identified Fair Housing Issue	Local Contributing Factors	Geographic Target	City Actions	Priority	Timeline and Metrics
<p>Anti-Displacement / Housing Mobility</p>	<p>The City does not have any racially or ethnically concentrated census tracts (R/ECAPs) as identified by HUD. This indicates that there are no census tracts within Newport Beach with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area. However, one R/ECAP was identified in the neighboring City of Irvine, near the University of California Irvine. This will be considered in the housing plan as students within the R/ECAP may look for</p>	<p>Airport Area, adjacent to UC Irvine</p>	<p>To help address this issue, the City will take the following actions:</p> <ol style="list-style-type: none"> 1. Address potential R/ECAP and Environmental Justice issues by adopting an amendment to include policies addressing environmental justice in the General Plan; and 2. Facilitate an annual meeting with representatives from the City of Irvine and UC Irvine or other major employers to address any local affects these R/ECAP areas may have on opportunity for housing in Newport Beach. 	<p>Low</p>	<p>Timeline(s):</p> <p>By December 2024, the City will aim to adopt amendments to the General Plan to include environmental justice policies that would promote a reduction in poverty rate, promote diversity, and require consideration of environmental justice principles in City decision-making.</p> <p>Evaluative Metric(s):</p> <ol style="list-style-type: none"> 1. The City will strive to meet annually with representatives from the City of Irvine and UC Irvine to review whether the R/ECAP is contributing to any fair housing issues. If determined to be a contributor, the City will coordinate additional actions that will seek to reduce or eliminate the R/ECAP identified adjacent to UC Irvine.



Table 4-1: Fair Housing Actions

Identified Fair Housing Issue	Local Contributing Factors	Geographic Target	City Actions	Priority	Timeline and Metrics
	<p><u>housing in Newport Beach.</u></p>				
<p>Access to Opportunity / Place Based Strategies</p>	<p>The UC Davis Regional Opportunity Index shows that most residents within Newport Beach have a high level of access to opportunity throughout the majority of the City, with portions of only two census tracts showing low access to opportunity.</p>	<p>Two census tracts with low access to opportunity. In the following areas:</p> <ol style="list-style-type: none"> 1. In the West Newport Focus Area adjacent to Hoag Hospital 2. In the Airport Focus Area, adjacent to John Wayne Airport 	<p>To help address this issue, the City will take the following actions:</p> <ol style="list-style-type: none"> 1. Adopt and codify accessory dwelling unit (ADU) regulations that facilitate and incentivize ADU development beyond State law minimum requirements, create new housing development incentives and fee waivers, and that provide for access into areas of high opportunity that contribute to the following community development actions: <ul style="list-style-type: none"> o Increase residential development opportunities; o Maximize infill development in "built-out" neighborhoods; and o Increase affordable housing options. 	<p>High</p>	<p>Timeline(s):</p> <p>By June 2023, the City will aim to adopt revised ADU regulations. By December 2023, the City will conduct two community workshops that are focused within the geographic target.</p> <p>Evaluative Metric(s):</p> <ol style="list-style-type: none"> 1. The City will seek to produce 20 to 30 ADUs per calendar year within higher resource areas; and 2. The City will seek to make contact with at least 50% of the households in the affected census tracts.



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			<p>2. Target outreach to the two census tracts with low access to opportunity; and</p> <p>3. Conduct two community workshops that will accomplish the following:</p> <ul style="list-style-type: none"> o Identify local issues that are influencing low access to opportunity; o Identify potential solutions to address those local issues; o Identify opportunities to increase the housing supply for all income levels; and o Establish economic development priorities to help stimulate the creation of jobs and access to services. 		
<p><u>Access to Opportunity / Place Based Strategies</u></p>	<p>The analysis of the TCAC/HCD opportunity Area Maps shows that most census tracts in</p>	<p>Two census tracts with low access to opportunity are in the following areas:</p>	<p>To help address this issue, the City will take the following actions:</p>		<p>Timeline(s):</p> <p>Starting 2023, the City will annually review and update its housing-related webpages. Within 6 months of</p>



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	<p>Newport Beach are classified with the “Moderate Resource” “High Resource” or “Highest Resource” designation. This indicates that these census tracts are within the top 40 percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there. All but two census tracts within Newport Beach register within the top 20 percent in the index. One census tract registered as a “Low Resource” area, citing high economic opportunity and low educational opportunity.</p>	<ol style="list-style-type: none"> In the West Newport Focus Area adjacent to Hoag Hospital In the Airport Focus Area, adjacent to John Wayne Airport 	<ol style="list-style-type: none"> Adopt an Inclusionary Housing Ordinance (See Policy Action 1K) to ensure lower income units are developed in conjunction with new market-rate development equitably throughout the City and higher resource census tracts; Target outreach to two low-access census tracts via mailers or by other means including social media to provide website information about local entrepreneurship and educational opportunities; Maintain and promote the City’s Business Ambassador Program to local residents as a way to support local businesses and entrepreneurship; -and Continually update the City’s housing related webpages to ensure current available data. 		<p>Housing Element adoption, the City will adopt an interim inclusionary housing policy. Within 36 months of Housing Element adoption, the City will adopt an inclusionary housing ordinance.</p> <p>Evaluative Metric(s):</p> <ol style="list-style-type: none"> By December 2026, the City will aspire to have approved between 750 and 1,000 affordable housing units or to have collected a commensurate in-lieu affordable housing fee for use to subsidize future affordable housing projects; The City will improve upon its existing Business Ambassador Program and will seek to assist at least 35-45 persons annually with establishing their own business opportunities; and The Business Ambassador Program will be advertised within the lower-opportunity census tracts with a goal of reaching at least 50% of the households.



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Identified Fair Housing Issue	Local Contributing Factors	Geographic Target	City Actions	Priority	Timeline and Metrics
<p>Housing Mobility</p>	<p>Availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to residents of a community.</p> <p>According to available data, applicants in the 120 percent median-income or more had the highest rates of loans approved. Of that income category, applicants who reported White had the</p>	<p>Citywide</p>	<p>To help address this issue, the City will take the following actions:</p> <ol style="list-style-type: none"> 1. Disseminate online information to the community about home loans and the loan application and approval process; 2. Conduct biannually affordable housing workshops with invited guests from the local lending industry and local affordable housing advocates; and 3. Conduct annual report of loan dispositions in the City and identify any trends or issues. Provide findings to local lenders and financial institutions. 	<p>Medium</p>	<p>Timeline(s):</p> <p>By June 2023, the City will provide information to the community about home loans and the loan process. By December 2023, the City will conduct its first biannual affordable housing workshop with affordable housing lenders and local affordable housing advocates.</p> <p>Evaluative Metric(s):</p> <ol style="list-style-type: none"> 1. The City will seek to reach between 10,000 and 15,000 households with loan information and will further seek to reduce any occurrence of loan disposition discrimination, if found to be prevalent.



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	<p><u>highest percentage of approval and the number of applications. Applicants in the less than 50 percent of the MSA/MD median-income categories were showed higher percentages of denied loans than loans originated. According to the data, applicants who reported white were, on average, more likely to be approved for a loan than another race or ethnicity.</u></p>				



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<p>Access to Opportunity</p>	<p>The majority of the City of Newport Beach is classified as a high opportunity zone. This indicates a high level of relative opportunities that people can achieve as well as a high level of relative opportunities that Newport Beach provides.</p> <p>While most of the census tracts within the City are areas of high opportunity, there are two census tracts identifying as low opportunity. Together these areas contain 86 sites which accommodate 1,941 potential units designated intended to meet the City's RHNA for lower-income units (shown in Section 3: Housing Resources and outlined in Appendix B).</p>	<p>Citywide w/ focus on two census tracts in the following locations:</p> <ol style="list-style-type: none"> In the West Newport Focus Area adjacent to Hoag Hospital In the Airport Focus Area, adjacent to John Wayne Airport 	<p>To help address this issue, the City will take the following actions:</p> <ol style="list-style-type: none"> Conduct two public workshops for residents of the two census tracts identifying as lower opportunity; Collaborate with the Chamber of Commerce to disseminate economic opportunity through entrepreneurship, job training on the City's website; Maintain and promote the City's Business Ambassador Program to local residents as a way to support local businesses and entrepreneurship; and Provide direct contact to residents within the lower opportunity census tracts via mailers or other means including social media to invite them to workshop. 		<p>Timeline(s):</p> <p>Within the first half of the planning period, the City will conduct two public workshops on entrepreneurship and job training.</p> <p>Evaluative Metric(s):</p> <ol style="list-style-type: none"> The City will improve upon its existing Business Ambassador Program and will seek to assist at least 35-45 persons annually with establishing their own business opportunities; and The Business Ambassador Program will be advertised within the lower-opportunity census tracts with a goal of reaching at least 50% of affected the households.



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	<p><u>The data for both regions with lower opportunity show very low housing access, but conversely show high civic life, health, transportation, economic and educational access..</u></p> <p><u>Therefore, the consideration and identification of these areas for housing, affordable to low and very low-income households will address the deficiency to housing access in these otherwise high opportunity and high resources areas.</u></p>				



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<p>Access to Opportunity</p>	<p>Access to education is generally above average in Newport Beach. Additionally, access to quality education system is high among all racial/ethnic groups (each group has an opportunity index score above 80).</p>	<p>Citywide</p>	<p>To further improve access to education, the City will take the following action:</p> <ol style="list-style-type: none"> 1. Conduct an annual meeting with local educational institutions to discuss housing needs related to education 	<p>High</p>	<p>Timeline(s):</p> <p>Beginning 2023, the City will conduct meetings annually with local educational institutions.</p> <p>Evaluative Metric(s):</p> <ol style="list-style-type: none"> 1. The City will leverage the input from the annual meetings to identify up to two additional City policies or actions that will help enhance access to education.
<p>Place Based Strategies / Access to Opportunity</p>	<p>The City of Newport Beach has a low transit performance score overall. The City has identified low- and very low-income housing opportunity sites in the Airport Area Environs in the north, the West Newport Mesa Area in the west, and the Newport Center Area in the central area of the City. While these three areas of the City have low transit performance scores, they have high</p>	<p>Citywide, with focus on the Airport Area environs.</p>	<p>To help improve access to transit, the City will take the following actions:</p> <ol style="list-style-type: none"> 1. In adopting the annual Capital Improvements Program (CIP), the City will seek and consider projects that will help improve access to transit near housing opportunity sites; 2. Maintain a proactive working partnership with the Orange County Transportation Authority (OCTA) to continue to plan and coordinate public transit routes to serve existing community facilities and future development. 	<p>Medium</p>	<p>Timeline(s):</p> <p>Starting with the adoption of the FY23-24 Capital Improvement Program IP, the City will annually consider projects that enhance access to transit in the targeted areas of need. By December 2024, the City will consider updating the Land Use Element to include policies encouraging denser residential near transit stops.</p> <p>Evaluative Metric(s):</p> <ol style="list-style-type: none"> 1. The City will seek improve or trend the City's AllTransit Score from 3.9 to 5.0 or greater by the end of the Housing Element planning period.



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	<p><u>connectivity scores compared to other areas throughout the City. Households within these areas have better access to jobs and key destinations through transit than those located elsewhere in the City. The majority of the low- and very low-income sites were strategically located within the Airport Area Environs, West Newport Mesa Area, and the Newport Center Area to take advantage of the increased transportation assets within these areas.</u></p>		<p><u>Continue to provide local input on the Long-Range Transportation Plan (LRTP); and</u></p> <p><u>3. With the Land Use Element Update, the City will consider policies that would encourage denser housing projects closer to transit stops consistent with the housing opportunity sites identified in Appendix B.</u></p>		



Table 4-1: Fair Housing Actions

Identified Fair Housing Issue	Local Contributing Factors	Geographic Target	City Actions	Priority	Timeline and Metrics
<p><u>Place Based Strategies / Displacement</u></p>	<p>The City of Newport Beach has very high comparative rental and sales prices. The cost of housing limits upward mobility and the costs of upkeep, repairs or rehabilitation, especially for older housing units, may be prohibitive for some segments of the population.</p>	<p>Citywide</p>	<p>To help address this issue, the City will take the following actions:</p> <ol style="list-style-type: none"> 1. Continue to provide quarterly and virtual training to landlords and tenants on fair housing requirements including allowable rent increases, source of income discrimination, and benefits of marketing housing units for vouchers to expand the locations of registered units in the City. Provide update information on the City's website; 2. Encourage development of ADUs in high opportunity areas through targeted public outreach, user-friendly websites, pre-approved standard plans, fee waivers, and priority processing; and- 3. Incentivize development of affordable housing units through inclusionary housing policies (Policy 1K). 	<p>Medium</p>	<p><u>Timeline(s):</u></p> <p>By December 2023, the City will revamp and provide updated information on the website related to fair housing.</p> <p>Within 6 months of Housing Element adoption, the City will adopt an interim inclusionary housing policy.</p> <p>-Within 36 months of Housing Element adoption, the City will adopt an inclusionary housing ordinance.</p> <p><u>Evaluative Metric(s):</u></p> <ol style="list-style-type: none"> 1. Ensure the provision of quarterly fair housing educational workshops —conducted by a qualified fair housing service provider; 2. The City will seek to assist at least 5 households annually through rehab assistance. The City will seek to abate 75% of major deferred maintenance incidents during the planning period; and



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					<p>3. The City will seek to produce 20 to 30 ADUs per calendar year within higher resource areas.</p>
<p>Access to Opportunity</p>	<p>There are approximately 12 census tracts that are considered racially concentrated areas of affluence (RCAA) in the City.</p> <p>The RCAA areas are clustered throughout the City predominately in the east and along the southern and western boundaries of the City. The concentrations of lower income households located in</p>	<p>Citywide, predominately in the east and along the southern and western boundaries of the City</p>	<p>To help address this issue, the City will take the following actions:</p> <ol style="list-style-type: none"> 1. Conduct summary review of RCAA census tracts to identify potential redlining; and 2. Use findings from redlining study to develop potential greenlining policies that can be employed to benefit RCAA areas. 	<p>Medium</p>	<p>Timeline(s):</p> <p>By June 2024, the City will conduct a summary review of RCAA census tracts. By June 2025, the City will use findings from the study to develop potential policies.</p> <p>Evaluative Metric(s):</p> <ol style="list-style-type: none"> 1. The City will seek to reduce the incidents of unlawful redlining (if found) in these RCAA by between 35-50% during the planning period.



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	<p><u>the northern, western, and central areas of the City are in high income areas surrounded by RCAs.</u></p> <p><u>The location of these area provides affordable housing opportunities within areas with high access to resources.</u></p>				



The City will maintain compliance with Fair Housing Laws and Regulations. The City will annually review and, if necessary, amend its Municipal Code to comply with State Housing Laws and Fair Housing Laws and Regulations.

Timeframe: Review annually, amend actions and modify Municipal Code as necessary to continue to affirmatively further fair housing and comply with State Housing Laws and Fair Housing Laws and Regulations.

Responsible Agency: City of Newport Beach Community Development

Funding Sources: General Fund

(NOTE: The following three policies are new and were not included in the June 2022 version. The intent is to insert Policy Actions 4J, 4K, and 4L after Policy Action 4I beginning on Page 4-34 of the June 2022 version.)

Policy Action 4J: Airport Environs Sub Area Environmental Constraints

As discussed in Section 3 (Analysis of Exacerbating Current Conditions), the Airport Area is potentially exposed subject to heightened noise and a lower environmental score primarily due to the proximity of John Wayne Airport.

The City will take the following actions to address potential environmental constraints in the Airport Environs Sub Area and ensure continued feasibility of sites, particularly for lower-income RHNA, in the Airport Area:

- Require new residential development projects in the Airport Environs Sub Area provide noise studies and acoustical analyses to and ensure designs include proper sound attenuation;
- Require new residential development projects in the Airport Environs Sub Area to explore advanced air filtration systems for buildings to help ensure promote cleaner air;
- Encourage on-site indoor amenities, such as fitness facilities or recreation and entertainment facilities; and
- Continue to implement park dedication requirements consistent with the City's Park Dedication ordinance and Land Use Element Policy LU 6.15.13 (Neighborhood Parks – Standards) and Policy LU 6.15.16 (On-Site Recreation and Open Space) to ensure adequate recreational space to ensure at least 8-percent of the project's gross land area (exclusive of existing rights-of-way) of the first phase for any development in each neighborhood or ½ acre, whichever is greater, is developed as a neighborhood park, unless waived through Density Bonus Law.

Timeframe: Ongoing

Responsible Agency: City of Newport Beach Community Development

Funding Source: General Fund



Policy Action 4K: West Newport Mesa Environmental Constraints

As discussed in Section 3 (Analysis of Exacerbating Current Conditions), the West Newport Area is possibly exposed to heightened noise and pollutants largely due to a historic concentration of industrial type uses in the area.

The City will take the following actions to address environmental constraints and ensure feasibility of sites, particularly for lower-income RHNA, in the West Newport Mesa Area:

- Continue to coordinate with the South Coast Air Quality Management District (SCAQMD) and other responsible regulatory agencies to monitor compliance of industrial operators on an as-needed basis if any issues are identified;
- Closely examine new light industrial uses that may locate in the area to avoid and mitigate any potential environmental impacts to ensure the area use/activity is suitable for compatible with nearby residential uses;
- Provide a Code Enforcement Division response when complaints are made and track the nature of the complaints; review for trends or patterns that may require stronger enforcement actions to abate identified nuisances;
- Require implementation of the West Newport Mesa Streetscape Master Plan for new private development projects and consider including improvement projects in the City's Capital Improvements Program (CIP);
- Consider including residential-serving commercial as part of a zoning overlay (or similar rezoning mechanism) to support the future residents and to allow zoning flexibility beyond the underlying industrial zoning limits as part of the overall rezoning program within 36 months of Housing Element adoption; and
- Pursue the siting and development of a community center to serve the West Newport area. If a potential site is identified, the Community Development Department will research the feasibility from a land use and entitlement perspective and will present findings during at least one study session with the City Council.

Timeframe: Ongoing

Responsible Agency: City of Newport Beach Community Development

Funding Source: General Fund

Policy Action 4L: Coyote Canyon Environmental Constraints

As noted, the Coyote Canyon property is located on a closed landfill or is proximate to the landfill. The bulk of conceptual residential development is sited away from former landfill areas; however, the City understands the importance of ensuring the health and safety of future residents and the surrounding neighborhood.

The City will take the following actions to address environmental constraints on the Coyote Canyon landfill site:

- During the Coyote Canyon project design and entitlement phase, work closely with developer(s) and property owner(s) to ensure all residential units and construction comply with the proper



building and safety code requirements (e.g., ensure seismic standards are met, provide appropriately designed landfill gas mitigation); and

- Implement the requirements of California Environmental Quality Act and other applicable environmental regulations.

Timeframe: Ongoing

Responsible Agency: City of Newport Beach Community Development

Funding Source: General Fund