

Newport Beach Land Use Element Policy Matrix

Current Goal/Policy	Revised Goal/Policy	Reason for Revision	Necessity
Role and Character of Newport Beach (“Who We Are”) Goal LU 1 A unique residential community with diverse coastal and upland neighborhoods, which values its colorful past, high quality of life, and community bonds, and balances the needs of residents, businesses, and visitors through the recognition that Newport Beach is primarily a residential community.			
Policy LU 1.1 Unique Environment Maintain and enhance the beneficial and unique character of the different neighborhoods, business districts, and harbor that together identify Newport Beach. Locate and design development to reflect Newport Beach’s topography, architectural diversity, and view sheds. <i>(Imp 1.1)</i>	Policy LU 1.1 Unique Environment Maintain and enhance the different villages, neighborhoods, business districts, and harbor that define Newport Beach through neighborhood preservation. Locate and design development in a way that reflects Newport Beach’s topography and architectural diversity while emphasizing the City’s coastal orientation, including public views. <i>(Imp 1.1)</i>	Due to Newport Beach being a unique city, we wanted to keep the policy’s intention while also noting its marine-oriented nature so future developers will have that in mind.	Nice to have, but not necessary.
Policy LU 1.2 Citywide Identity While recognizing the qualities that uniquely define its neighborhoods and districts, promote the identity of the entire City that differentiates it as a special place within the Southern California region. <i>(Imp 1.1)</i>	Policy LU 1.2 Citywide Identity Recognize and support the qualities that uniquely define Newport Beach’s neighborhoods and districts that promote a citywide identity unique to the Southern California region. <i>(Imp 1.1)</i>	Similar to the above, we wanted to keep intent, but also wanted to implement a component that objectively promotes actions that will allow that identity to persist.	Nice to have, but not necessary.
Policy LU 1.5 Economic Health Encourage a local economy that provides adequate commercial, office, industrial, and marine-oriented opportunities that provide employment and revenue to support high-quality community services. <i>(Imp 1.1, 24.1)</i>	Policy LU 1.5 Economic Health Support the local economy through the identification and development of housing opportunities, as well as adequate commercial, office, medical, industrial, and marine-oriented uses that provide employment and local revenue opportunities to support high-quality community services for residents, businesses, and visitors. <i>(Imp 1.1, 24.1)</i>	Newport Beach is known for having a large commercial center for higher end retail, which yields typically higher revenue. The intent for this policy revision is to emphasize keeping the revenue local as well as highlighting the need for new revenue opportunities that will serve and support local services and new residents in the City.	Necessary.
Uses to Be Accommodated (“What Uses Contribute to Our Community?”) Goal LU 2 A living, active, and diverse environment that complements all lifestyles and enhances neighborhoods, without compromising the valued resources that make Newport Beach unique. It contains a diversity of uses that support the needs of residents, sustain and enhance the economy, provide job opportunities, serve visitors that enjoy the City’s diverse recreational amenities, and protect its important environmental setting, resources, and quality of life.			
Policy LU 2.2 Complete Community Emphasize the development of uses that enable Newport Beach to continue as a self-sustaining community and minimize the need for residents to travel outside of the community for retail, goods and services, and employment. <i>(Imp 1.1, 24.1)</i>	Policy LU 2.2 Complete Community Emphasize and support the development of uses that allow Newport Beach to be a complete community that maintains the ability to provide locally accessible opportunities for retail, goods and services, and employment. <i>(Imp 1.1, 24.1)</i>	While emphasizing the development of self-sustaining uses is important, it is also pertinent to support said uses so they can be utilized to their maximum potential in continuity.	Not Necessary.
Policy LU 2.5 Harbor and Waterfront Uses Preserve the uses of the Harbor and the waterfront that contribute to the charm and character of Newport Beach and provide needed support for recreational and commercial boaters, visitors, and residents, with appropriate regulations necessary to protect the interests of all users as well as adjoining residents. <i>(Imp 1.1, 2.5, 5.1, 21.4, 24.1)</i>	Policy LU 2.5 Harbor and Waterfront Uses Preserve the uses of the Harbor and the waterfront that contribute to the charm and character of Newport Beach and provide needed support for residents, boaters, and visitors, with appropriate regulations necessary to protect the interests of all users as well as adjoining residents. <i>(Imp 1.1, 2.5, 5.1, 21.4, 24.1)</i>	Reorganizing this list of users here puts an emphasis on residents and is more consistent with similar lists throughout the General Plan.	Nice to have, but not necessary.
Organization and Form of Uses (“How Are Land Uses Distributed?”) Goal LU 3 A development pattern that retains and complements the City’s residential neighborhoods, commercial and industrial districts, open spaces, and natural environment.			
Policy LU 3.3 Opportunities for Change Provide opportunities for improved development and enhanced environments for residents in the following districts and corridors, as specified in Polices 6.3.1 through 6.22.7:	Policy LU 3.3 Transition of Land Uses Support opportunities for new development and improved physical environments for residents, businesses, and visitors in the following districts and corridors, as specified in Polices 6.3.1 through 6.22.7:	To implement the goals and housing strategy formed in the Housing Element, we must add new policies that will allow for potential residential development in areas that did not necessarily allow for it prior. Since there is no plan to change what is	Necessary.

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<ul style="list-style-type: none"> ▪ West Newport: consolidation of retail and visitor-serving commercial uses, with remaining areas developed for residential units ▪ West Newport Mesa: re-use of underperforming commercial and industrial properties for offices and other uses that support Hoag Hospital’s medical activities, improvement of remaining industrial properties adjoining the City of Costa Mesa, accommodation of nonwater marine-related industries, and development of residential in proximity to jobs and services ▪ Santa Ana Heights: use of properties consistent with the adopted Specific Plan and Redevelopment Plan ▪ John Wayne Airport Area: re-use of underperforming industrial and office properties and development of cohesive residential neighborhoods in proximity to jobs and services ▪ Fashion Island/Newport Center: expanded retail uses and hotel rooms and development of residential in proximity to jobs and services, while limiting increases in office development ▪ Balboa Peninsula: more efficient patterns of use that consolidate the Peninsula’s visitor-serving and mixed uses within the core commercial districts; encourage marine-related uses especially along the bay front; integrate residential with retail and visitor-serving uses in Lido Village, McFadden Square, Balboa Village, and along portions of the Harbor frontage; re-use interior parcels in Cannery Village for residential and limited mixed-use and live/work buildings; and redevelop underperforming properties outside of the core commercial ▪ Mariners’ Mile: vitalization of underperforming properties for retail, visitor-serving, and marine-related uses, integrated with residential ▪ Corona del Mar: enhancement of public improvements and parking (Imp 1.1, 2.1, 5.1) 	<ul style="list-style-type: none"> ▪ West Newport: support consolidation of retail and visitor-serving commercial uses, and new residential opportunities ▪ Santa Ana Heights: support continue implementation of the adopted Specific Plan. ▪ Fashion Island/Newport Center: support balanced expansion and enhancement of retail uses, hotel rooms, and offices, and development of residential uses in proximity to jobs and services ▪ Balboa Peninsula: support patterns of use that consolidate the Peninsula’s visitor-serving and mixed uses within the core commercial districts; encourage marine-related uses especially along the bay front; integrate residential with retail and visitor-serving uses in Lido Village, McFadden Square, Balboa Village, and along portions of the Harbor frontage; re-use interior parcels in Cannery Village for residential and limited mixed-use and live/work buildings; and redevelop underperforming properties outside of the core commercial along the Balboa Boulevard corridor for residential. Infill development shall be designed and sited to preserve historical and architectural fabric of these districts ▪ Mariners’ Mile: support revitalization of existing properties for retail, visitor-serving, and marine-related uses, integrated with residential ▪ Corona del Mar: support enhancement of public improvements and parking (Imp 1.1, 2.1, 5.1) <p>Study and consider the adoption of specific plans or other appropriate land use guidance for the following areas:</p> <ul style="list-style-type: none"> ▪ West Newport Mesa: This area is generally bounded by the City of Costa Mesa to the north, Banning Ranch to the west, State Route 55 to the east, and Hospital Road to the south. The area may be expanded if warranted. The intent is to support a cohesive strategy that enhances existing land use or repurpose underperforming commercial and industrial uses or activities while facilitating new and varied housing, including workforce housing proximate to jobs, transportation, and services. Future land uses are intended to be appropriately located and sized to accommodate local community needs. ▪ Airport Area: This area is generally bound by Jamboree Road to the east, Campus Drive to the north and west, and State Route 73 to the south. This area must support flexible land use planning for the reuse and repurposing of existing nonresidential uses while allowing for a variety of housing opportunities inclusive of workforce housing proximate to jobs, transportation, supporting commercial, and services. The intent is to support and provide neighborhood parks or other recreational opportunities, and other public services. Development in this area should contribute to a cohesive urban, mixed-use character where residents and visitors can live, work, shop, access services, and play. 	<p>already existing, we must consider options that will allow for this potential, through means such as Specific Plan or rezone ordinance.</p>	

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	<ul style="list-style-type: none"> ▪ Coyote Canyon Landfill: This approximately 375-acre open space area is generally bound by Newport Coast Drive to the east, State Route 73 to the north, and the Newport Ridge Planned Community to the west and south. The intent for this area is to support a comprehensive vision that balances future land uses with environmental stewardship and public access. Future development should adapt the closed landfill as an area that supports a variety of outdoor recreational uses such as golf, hiking, and nature interpretation alongside housing opportunities with complementary nonresidential uses. 		
<p>Land Use Diagram Goal LU 4 Management of growth and change to protect and enhance the livability of neighborhoods and achieve distinct and economically vital business and employment districts, which are correlated with supporting infrastructure and public services and sustain Newport Beach’s natural setting.</p>	<p>Land Use Diagram Goal LU 4 Manage growth and change to:</p> <ul style="list-style-type: none"> ▪ Support the livability of existing neighborhoods. ▪ Support residential opportunities that accommodate the City’s share of the Regional Housing Needs Assessment. ▪ Promote new uses that are complimentary to already existing neighborhoods and uses. ▪ Achieve distinct and economically vital business and employment districts. ▪ Correlate with supporting infrastructure and public services. ▪ Sustain Newport Beach’s natural setting. 	<p>To implement the goals formed in the housing element, we must add new policies that will allow for potential residential development in areas that did not necessarily allow for it prior. The revised goal was set to support and sustain the results of those potential opportunities.</p>	<p>Necessary.</p>
<p>Policy LU 4.1 Land Use Diagram Support land use development consistent with the Land Use Plan. Figure LU1 depicts the general distribution of uses throughout the City and Figure LU2 through Figure LU15 depict specific use categories for each parcel within defined Statistical Areas. Table LU1 (Land Use Plan Categories) specifies the primary land use categories, types of uses, and, for certain categories, the densities/intensities to be permitted. The permitted densities/intensities or amount of development for land use categories for which this is not included in Table LU1, are specified on the Land Use Plan, Figure LU4 through Figure LU15. These are intended to convey maximum and, in some cases, minimums that may be permitted on any parcel within the designation or as otherwise specified by Table LU2 (Anomaly Locations). The density/intensity ranges are calculated based on actual land area, actual number of dwelling units in fully developed residential areas, and development potential in areas where the General Plan allows additional development. To determine the permissible development, the user should: a. Identify the parcel and the applicable land use designation on the Land Use Plan, Figure LU4 through Figure LU15 b. Refer to Figure LU4 through Figure LU15 and Table LU1 to identify the permitted uses and permitted density or intensity or amount of development for the land use classification. Where densities/intensities are applicable, the maximum amount of development shall be determined by multiplying the area of the parcel by the density/intensity.</p>	<p>Policy LU 4.1 Land Use Diagram Support land use development consistent with the Land Use Plan. Figure LU1 depicts the general distribution of uses throughout the City and Figure LU2 through Figure LU15 depict specific use categories for each parcel within defined Statistical Areas. Table LU1 (Land Use Plan Categories) specifies the primary land use categories, types of uses, and, for certain categories, the densities/intensities to be permitted. The permitted densities/intensities or amount of development for land use categories for which this is not included in Table LU1, are specified on the Land Use Plan, Figure LU4 through Figure LU15. These are intended to convey maximum and, in some cases, minimums that may be permitted on any parcel within the designation or as otherwise specified by Table LU2 (Anomaly Locations). The density/intensity ranges exclude increases allowed through the application of density bonus laws and are calculated based on actual land area, actual number of dwelling units in fully developed residential areas, and development potential in areas where the General Plan allows additional development. To determine the permissible development, the user should: a. Identify the parcel and the applicable land use designation on the Land Use Plan, Figure LU4 through Figure LU15 b. Refer to Figure LU4 through Figure LU15 and Table LU1 to identify the permitted uses and permitted density or intensity or amount of development for the land use classification. Where densities/intensities are applicable, the maximum amount of development shall be determined by multiplying the area of the parcel by the density/intensity.</p>	<p>We must update any tables or figures that are associated with the unit numbers described in each land use area. Revise Table LU1 to accurate numbers.</p>	<p>Necessary.</p>

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<p>c. For anomalies identified on the Land Use Map by a symbol, refer to Table LU2 to determine the precise development limits.</p> <p>d. For residential development in the Airport Area., refer to the policies prescribed by the Land Use Element that define how development may occur. (<i>Imp 2.1, 5.1, 10.2</i>)</p>	<p>c. For anomalies identified on the Land Use Map by a symbol, refer to Table LU2 to determine the precise development limits.</p> <p>d. For residential development in the Airport Area., refer to the policies prescribed by the Land Use Element that define how development may occur. (<i>Imp 2.1, 5.1, 10.2</i>)</p>		
<p>N/A</p>	<p>LU 4.2 – Rezoning to Accommodate Housing Opportunities (new) Accommodate housing opportunities through the adoption of housing opportunity overlay 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 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:</p> <ul style="list-style-type: none"> ▪ Airport Environs: the intent is to support a density between 30 and 50 dwelling units per gross acre to accommodate up to 2,577 total dwelling units within the area. ▪ West Newport Mesa: the intent is to support a density between 18 and 50 dwelling units per gross acre to accommodate up to 1,107 total dwelling units within the area. ▪ Newport Center: the intent is to support a density between 18 and 50 dwelling units per gross acre to accommodate up to 2,439 total dwelling units within the area. units per gross acre. ▪ Dover / Westcliff: the intent is to support a density between 18 and 50 dwelling units per gross acre to accommodate up to 521 total dwelling units within the area. ▪ Coyote Canyon: the intent is to allow a density between 18 and 60 dwelling units per gross acre of viable land to accommodate up to 1,530 total dwelling units within the area. 	<p>Since the HE highlights these areas as the ones with the most projected housing need, a policy needed to be put in place to steer future development regulations.</p>	<p>Necessary.</p>
<p>N/A</p>	<p>LU 4.4 – Residential Uses and Residential Densities (new) Residential use of any property included within an established housing opportunity overlay zoning district is allowed regardless of the underlying land use category or density limit established through Policy LU 4.1, Table LU 1 and Table LU 2. A general plan amendment is not required to develop a residential use within an established housing opportunity zoning overlay district. The maximum density specified for the various overlay districts specified in Policy LU 4.2 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 4.2 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 permitted pursuant to State density bonus law.</p>	<p>This policy is to establish the difference between the already existing land use provisions in the General Plan and new ones for the new Housing Opportunity Overlay Zones. The intent is to show that now residential uses and already existing uses will be allowed in the said area.</p>	<p>Necessary.</p>
<p>N/A</p>	<p>LU 4.5 – Continuation of Existing Development (new) Residential opportunities are in addition to existing uses allowed by the General Plan. Properties within the established overlay zones are not required to be developed for</p>	<p>The intent of this policy is to explicitly emphasize that existing development can remain with the implementation of the Housing Element. Instead,</p>	<p>Necessary.</p>


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	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 districts shall not affect existing rights to use the property.	the strategies allow for potential additional housing opportunities.	
N/A	<p>LU 4.6 – Consistency Required (new)</p> <p>If residential or mixed-use projects pursuant to a housing opportunity overlay district are developed, projects shall be consistent with applicable overlay or Zoning Code requirements unless modified consistent with an established procedure to grant relief from standards (e.g., Planned Development Permit, Variance, Conditional Use Permit, Modification Permit, or the application of Density Bonus regulations).</p>	Since these overlays are new, we must ensure that there is consistency across other City planning documents.	Necessary.
N/A	<p>LU 4.7 – Redevelopment and Transfer of Development Rights (new)</p> <p>Within an established housing opportunity overlay zone and notwithstanding Policy LU 6.15.5, the intensity of existing allowed uses of a site may be reconstructed on the site as part of a mixed-use development provided the gross floor area allowed by the General Plan is not increased, unless it is increased through a General Plan amendment or density bonus concession. The intensity of existing uses may be converted to other uses allowed by the underlying General Plan land use category provided that average daily trips and peak hour traffic trips are not increased above the trips from the existing allowed use. For example, office intensity may be converted to retail or service commercial, restaurants, or other nonresidential uses provided the General Plan land use category allows these uses. Nonresidential intensity not included as a component of a future residential project will remain within the General Plan allocations on a statistical area-wide basis. The City Council may transfer the intensity of a use to another site within the Statistical Area consistent with Policy LU 4.3 or Policy LU 6.15.3.</p>	While the TDR component is more of a code issue than policy issue, we wanted to emphasize intensity was not going to be intentionally changed or removed due to housing. Rather, housing can be just a potential addition to already existing uses.	Necessary.
	<p>LU 4.8 – Housing Opportunity Overlay Zones (new)</p> <p>The housing opportunity overlay zones identified in LU 4.2 shall accomplish the following:</p> <ul style="list-style-type: none"> ▪ Allow owner-occupied and rental multifamily uses by-right without discretionary review for developments in which 20 percent or more of the units are affordable to lower-income households; ▪ Allow a minimum of 16 units per site; ▪ Require developments to include a minimum density of 20 units per acre; ▪ Require that at least 50 percent of the lower-income need be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites: to allow 100 percent residential use, and to require residential use occupy 50 percent of the total floor area of a mixed-use project. 	This policy helps to ensure future project developers are aware of what the State Housing laws allow them to do without confusion of existing regulations.	Necessary.
<p>Residential Neighborhoods</p> <p>Goal LU 5.1</p> <p>Residential neighborhoods that are well-planned and designed contribute to the livability and quality of life of residents, respect the natural environmental setting, and sustain the qualities of place that differentiate Newport Beach as a special place in the Southern California region.</p>			
<p>LU 5.1.3 Neighborhood Identification (All Neighborhoods)</p> <p>Encourage and support the identification of distinct residential neighborhoods.</p> <p><i>(Imp 1.1, 1.3)</i></p>	<p>LU 5.1.3 Neighborhood Identification (All Neighborhoods)</p>	With the intent of making Newport Beach distinct in mind, differentiating neighborhoods is a mean of doing so. However, not providing the method in	Necessary.

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	Encourage and support residential neighborhood identity through the establishment of objective design and development standards that will distinguish neighborhoods from others in the City. <i>(Imp 1.1, 1.3)</i>	which they will be different would leave room for too much subjectivity; thus providing language on actions taken to promote this differentiation was implemented.	
Residential Neighborhoods Goal LU 6.2 Residential neighborhoods that contain a diversity of housing types and supporting uses to meet the needs of Newport Beach’s residents and are designed to sustain livability and a high quality of life.			
LU 6.2.4 Accessory Units Permit conditionally the construction of one granny unit (accessory age-restricted units for one or two adult persons who are sixty years of age or older) per single-family residence within single-family districts, provided that such units meet set back, height, occupancy, and other applicable regulations set forth in the Municipal Code. <i>(Imp 2.1)</i>	LU 6.2.4 Accessory Dwelling Units Support and promote the development of accessory dwelling units and junior accessory dwellings units in all zones that allow residential units, to provide a more affordable housing option that helps the City meet its housing production goals while minimizing the need to rezone for additional future capacity.. <i>(Imp 2.1)</i>	Due to the passing of many ADU laws since the original policy was crafted, the revised policy reflects the support of ADU/JADU development across all zoning that allows for residential development.	Necessary.
Banning Ranch Goal LU 6.4 If acquisition for open space is not successful, a high-quality residential community with supporting uses that provides revenue to restore and protect wetlands and important habitats.			
LU 6.4.2 Residential (Banning Ranch) Accommodate a maximum of 1,375 residential units, which shall consist of a mix of single-family detached, attached, and multi-family units to provide a range of choices and prices for residents. <i>(Imp 2.1)</i>	LU 6.4.2 Residential (Banning Ranch) Accommodate a maximum of 1,475 residential units, which shall consist of a mix of single-family detached, attached, and multi-family units to provide a range of choices and prices for residents. <i>(Imp 2.1)</i>	The original policy allowed for a maximum of 1,375 residential units, however in the Housing Element, it was found that the area can accommodate more. The revised policy simply reflects this change for consistency.	Necessary.
West Newport Mesa Goal LU 6.6 A medical district with peripheral medical services and research facilities that support the Hoag Hospital campus within a well-planned residential neighborhood, enabling residents to live close to their jobs and reducing commutes to outlying areas.			
LU 6.6.2 Residential Types (West Newport Mesa) Promote the development of a mix of residential types and building scales within the densities permitted by the “RM” (Figure LU18, Sub-Area C) designation, which may include single-family attached, townhomes, apartments, flats, and comparable units. Residential densities may be increased on a property as a means of promoting a variety of housing types within Newport Mesa, provided that the overall average density of 18 units per acre is not exceeded. <i>(Imp 2.1)</i>	LU 6.6.2 Residential Types (West Newport Mesa) Support the development of a mix of residential types consistent with the densities permitted by the General Plan (Figure LU18), which may include single-family attached, townhomes, apartments, and comparable units, provided that the overall average project density of 30 to 50 dwelling units per acre is not exceeded. <i>(Imp 2.1)</i>	With the introduction of higher need for housing, that also requires the City to adopt higher average densities for varied residential types.	Necessary.
Cannery Village (Interior Parcels [designated as “MU-H4,” Figure LU19, Sub-Area C]) Goal LU 6.10 A pedestrian-oriented residential neighborhood that provides opportunities for live/work facilities and supporting retail uses.			
LU 6.10.2 Residential Character and Architecture (Cannery Village) Require that residential buildings be designed to contribute to an overall neighborhood character, locating buildings along the street frontage to form a continuous or semi-continuous building wall. <i>(Imp 2.1)</i>	Delete.	At the June 19, 2023, GPAC Land Use Element Subcommittee meeting, it was suggested this policy be deleted.	N/A
LU 6.12.2 Specific Plan Guidelines Utilize design and development guidelines for McFadden Square identified in the Cannery Village/McFadden Square Specific Plan. <i>(Imp 2.1)</i>	Delete.	At the June 19, 2023, GPAC Land Use Element Subcommittee meeting, it was suggested this policy be deleted.	N/A

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<p>Airport Area Goal LU 6.15 A mixed-use community that provides jobs, residential, and supporting services in close proximity, with pedestrian-oriented amenities that facilitate walking and enhance livability. NOTE: Figure LU22 is provided here for ease of reference when reviewing the following policies regarding the Airport Area.</p>  <p>LAND USE POLICY</p> <p>(A) Underlying Uses: Office, Hotel, Supporting Retail, Residential Village: Housing and Mixed-Use (with Guidelines for Design and Development)</p> <p>(B) Airport-Supporting Businesses</p> <p>(C) Commercial and Office</p> <p>Figure_LU22_Airport_Area.mxd 09/22/2020</p>	<p>LU 6.15.4 Priority Uses (Airport Area – Mixed-Use Districts [Subarea C, “MU-H2” designation])</p>	<p>LU 6.15.4 Priority Uses (Airport Area – Mixed-Use Districts [Subarea C, “MU-H2” designation])</p> <p>Since the HE identified some sites in the JWA area to meet RHNA numbers, crafted language to</p>	<p>Nice to have, but not necessary.</p>

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Accommodate office, research and development, and similar uses that support the primary office and business park functions such as retail and financial services, as prescribed for the “CO-G” designation, while allowing for the re-use of properties for the development of cohesive residential villages that are integrated with business park uses. <i>(Imp 2.1)</i>	Accommodate office, research and development, and similar uses that support the primary office and business park functions such as retail and financial services, as prescribed for the “CO-G” designation, while allowing for the re-use of properties for the development of cohesive mixed-use and residential developments that are integrated with business park uses. <i>(Imp 2.1)</i>	promote a potential mixed-use approach compared to residential villages that separate uses.	
<p>LU 6.15.28 Priority Uses (Airport Area – Commercial Nodes [“CG” designation Sub-Area C—part])</p> <p>Encourage the development of retail, financial services, dining, hotel, and other uses that support the John Wayne Airport, the Airport Area’s office uses, and, as developed, its residential neighborhoods, as well as automobile sales and supporting uses at the MacArthur Boulevard and Bristol Street node. <i>(Imp 2.1, 24.1)</i></p>	<p>LU 6.15.28 Priority Uses (Airport Area – Commercial Nodes [“CG” designation Sub-Area C—part])</p> <p>Encourage the development of retail, financial services, dining, hotel, and other uses that support the John Wayne Airport, the Airport Area’s office uses and as developed or redeveloped, its residential neighborhoods, as well as automobile sales and supporting uses at the MacArthur Boulevard and Bristol Street node. <i>(Imp 2.1, 24.1)</i></p>	Some areas in the JWA area had the potential to be redeveloped (does not mean they will), so that language was added in.	<p>Nice to have, but not necessary.</p>
<p>LU 6.15.29 Priority Uses (Airport Area – Commercial Office District [“CO-G” designation Sub-Area C—part])</p> <p>Encourage the development of administrative, professional, and office uses with limited accessory retail and service uses that provide jobs for residents and benefit adjoining mixed-use districts. <i>(Imp 2.1, 24.1)</i></p>	<p>LU 6.15.29 Priority Uses (Airport Area – Commercial Office District [“CO-G” designation Sub-Area C—part])</p> <p>Encourage the development of administrative, professional, and office uses that are proximate or adjacent to residential uses; with accessory retail and service uses that provide jobs for residents and benefit adjoining mixed-use districts. <i>(Imp 2.1, 24.1)</i></p>	Since the HE identified some sites in the JWA area to meet RHNA numbers, crafted language to promote a more mixed-use and higher density residential potential in the JWA area.	<p>Nice to have, but not necessary.</p>