

Cumulative Projects List – Updated January, 2025

This list has three parts: Reasonably Foreseeable Projects, Approved Projects, and CIP (Capital Improvements Program) Reasonably Foreseeable Projects

Reasonably Foreseeable Discretionary Projects with CEQA review or Traffic Study:

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
Cliffhaven Medical Center - Shell (PA2023-0221)	A minor site development review and traffic study to demolish an existing 14,938 square foot convalescent hospital for the development of a new 19,996 square foot medical office shell building.	1501 16 th Street	Application submitted December 1, 2023. Notice of incomplete filing sent December 22, 2023. Resubmitted February 21, 2024 Third Notice of Incomplete Filing sent May 10, 2024. Traffic study completed but project not ready for Public Hearing	<ul style="list-style-type: none"> Minor Site Development Review Traffic Study 	Oscar Orozco
Newport Village (PA2022-0166)	A coastal development permit, major site development review, tentative tract map, traffic study, affordable housing implementation plan, and EIR for the demolition of all structures on the 9.4 acre site (with the exception of buildings at 2241 West Coast Highway and 2244 West Coast Highway). The project includes the construction of 198 residential units (17 condominiums and 181 apartment units) with 9 of the apartments set aside for very low-income households. The commercial component of the project consists of 63,285 square feet with 20,690 square feet of retail, 22,285 square feet of food and beverage uses, and 20,310 square feet of office area. Of the proposed area, 8,100 existing square feet of commercial uses would be converted to restaurant and 17,000 square feet of existing office would remain. The project includes 848 parking spaces across both parcels with 358,260 square feet of parking garage area.	2200-2244 West Coast Highway and 2001-2241 West Coast Highway (former Ardell site) Includes parcels on north and south sides of W Coast Hwy.	New application submitted August 11 2022. Project under review, last deemed incomplete October 2024. (This submittal replaces the prior iteration of the project that was submitted in 2017 and withdrawn).	<ul style="list-style-type: none"> Approval in Concept . Coastal Development Permit Conditional Use Permit Site Development Review Traffic Study Tentative Tract Map Affordable Housing Implementation Plan Environmental Impact Report 	Liz Westmoreland
*UCI North Campus Hospital Project	Construct new 350,000 sq. ft. hospital that will include emergency services, a 200,000 sq. ft. ambulatory care center, a central plant, and parking structure.	UCI North Campus, West of Jamboree and Birch	Approved January 2021. Construction anticipated to be completed in 2025.	<ul style="list-style-type: none"> EIR LRDP Amendment 	University of CA Lead Agency
*UCI North Campus Child Health/Medical Office	Replace buildings near the intersection of Jamboree and Birch Street with 168 k GSF, 5-story Center for Child Health/Medical Office building and 800-space parking garage.	UCI North Campus, West of Jamboree and Birch	Construction planned 2021 -2022. City of Newport Beach will review proposed restriping on Jamboree within the City's boundaries.	<ul style="list-style-type: none"> IS/MND 	University of CA Lead Agency
1500 Quail Residences (PA2024-0157)	Preliminary application and full submittal for housing development project for 474 apartment units, including two (stacked) 50% density bonuses for a total of 100% density bonus in exchange for 36 moderate income units and 36 very low income units. Project includes 5,077 sf of retail on the ground floor.	1500 Quail Street	Full application deemed incomplete 10/3/24.	<ul style="list-style-type: none"> Site development review traffic study 	Liz Westmoreland

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
North Newport Center DA/PC Amendment (PA2024-0173)	Amendments to the PC Text for North Newport Center and Development Agreement to allow residential uses in all areas/blocks and allocate 1,500 units from GP to the PC. 700 units would be "floating" and could be applied to any block/area of PC. May include amendment to change zoning of two parcels.	Various locations in Newport Center/TBD	Deemed incomplete 10/21/24 and applicant resubmitted 12/5/24.	<ul style="list-style-type: none"> Planned Community Amendment Development Agreement 	Liz Westmoreland
4631 Birch Street Residences (PA2023-0222)	Amending the planned community to allow for the future development of a 75 unit, four-story, podium style apartment building comprised of three-stories of residential uses, an on-grade parking garage and surface parking with a total of 140 parking spaces, a leasing office, amenity space and an outdoor pool. Amends the Newport Airport Village Mixed-Use Project (PA2014-225) described in Approved Projects.	4361 Birch Street	Applied	<ul style="list-style-type: none"> Planned Community Development Plan Amendment Development Agreement 	David Bluementhal
Snug Harbor Surf Park (PA2024-0069)	Request to redevelop a portion of the Newport Beach Golf Course with a surf lagoon and accessory uses including retail, restaurant, overnight accommodations.	3100 Irvine Avenue	Submitted April 17, 2024 Deemed incomplete CEQA contract approved by City Council on August 27, 2024. EIR underway	<ul style="list-style-type: none"> General Plan Amendment Conditional Use Permit Site Development Review Environmental Impact Report (EIR) 	Joselyn Perez
Fun Zone and Parking facility Redevelopment (PA2024-0076)	A request to demolish the existing structures of the Fun Zone and construct approximately 31,020 square feet of commercial uses designed for a mix of retail, service, office, arcade, restaurants, and outdoor dining. Additionally, the construction of a new 4-level parking structure on the existing Palm Street Parking Lot with a total of 184 parking spaces and 10,550 square feet of commercial uses.	600 E Bay Avenue	Applied 4/26/24. Deemed Incomplete 6/7/24. Resubmitted and deemed Incomplete 12/05/24. Traffic Study kicked-off on 12/5/24.	<ul style="list-style-type: none"> Coastal Development Permit Tentative Parcel Map Site Development Review Minor and Conditional Use Permits Variance Comprehensive Sign Program 	David Lee
Fashion Island Villas Expansion (PA2024-0170)	A preliminary application for the demolition of an existing parking structure and the construction of a 200-unit residential apartment building. The redevelopment will add a single residential building that is 5-stories tall with two levels of underground parking. The building's proposed square footage of the building is 156,140 SF of type III-A residential and 185,535 SF of type I-A garage.	800 San Clemente	Applied 10/10/24	Prelim Application for Residential Development	Oscar Orozco
Block 100, Newport Center Drive Residential Development (PA2024-0171)	A preliminary application for the demolition of 141,889 SF of low-rise office space at the Gateway Plaza office campus. In its place the application proposes to bring 600 luxury rental homes across four podium style buildings.	Portions of the 100 Block, Newport Center Drive	Deemed incomplete on 10/18/2024	Prelim Application for Residential Development	Joselyn Perez

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
Monrovia Residences (PA2024-0228)	Preliminary application to demolish existing commercial buildings and construct 89 residential units	1580 Monrovia Ave	Applied 12/12/2024	Preliminary Application for Residential Development	Joselyn Perez/ Jerry Arregui
Checker Properties Mixed Use (PA2023-0069)	Preliminary application to demolish existing commercial/office building and construct mixed use density bonus development with 90 residential units (9 affordable) and 4,370 sf of retail on ground floor.	4667 MacArthur	Deemed incomplete 4/27/23.	Preliminary application for residential development	Liz Westmoreland/TBD
TTC Newporter Pickleball Club (PA2024-0091)	A conditional use permit, coastal development permit, and traffic study to convert 6 tennis courts to 22 pickleball courts. The project includes minor improvements to the parking lot at the Hyatt Regency Hotel to accommodate the project.	1111 Jamboree Road	Complete. Scheduled for PC Hearing on 1/9/2025.	<ul style="list-style-type: none"> Conditional Use Permit Coastal Development Permit Traffic Study 	Jenny Tran
Preliminary Application for Residential Development (PA2024-0172)	A preliminary application to demolish existing office buildings and construct a 700-unit apartment complex. The apartment will be comprised of two 5-story residential buildings and a 5 ½ story parking structure.	4685 MacArthur Court	Incomplete	Preliminary Application for Residential Development	Jenny Tran
Preliminary Application for Residential Development (PA2024-0211)	A preliminary application to construct two residential structures over shared residential amenities and parking podium. The project proposes 140 condominium units.	300 Newport Center Drive	The application is deemed "submitted" as of 12/12/2024.	Preliminary Application for Residential Development	Jenny Tran
Back Bay Landing/Bayside Village Marina Improvement (PA2024-0135)	The proposed project involves the following elements: 1) Bayside Village Marina Seawall Replacement and Upland Soil Stabilization; 2) Back Bay Landing New Seawall and Upland Soil Stabilization; 3) Bayside Village Marina Promenade Improvements; 4) Back Bay Landing New Gravity Wall; 5) Bayside Village Marina Dock Extension; 6) BC-09 Water Main Replacement; and 6) Maintenance Dredging.	300 East Coast Highway	Submitted 07/18/2024 Deemed incomplete 08/29/2024 RFP for EIR going to City Council on 03/25/2025	<ul style="list-style-type: none"> Planned Community Development Plan amendment Tentative Parcel Map Consolidated CDP Site Development Review Environmental Impact Report (EIR) 	Joselyn Perez
Coyote Canyon Landfill Gas to Energy Project (PA2022-063)	Biofuels Coyote Canyon Biogas proposes to develop the 4.14-acre project site with a new renewable natural gas processing plant and a pipeline interconnection facility. The proposed RNG facility would have a total building footprint of 38,500 square feet (0.88 acres) composed of pipe racks, various vessels, a condensate tank, flare, thermal oxidizer, and other processing equipment.	20662 Newport Coast Drive	Submitted 03/18/2022 CEQA consultant selected 2023 IS/MND released for public review on November 27, 2024 with a 45-day public review period ending on January 13, 2025 Response to Comments currently being prepared	<ul style="list-style-type: none"> Conditional Use Permit Initial Study/ Mitigated Negative Declaration 	Joselyn Perez
<p>*Not Located within the City of Newport Beach.</p> <p>AELUP: Airport Environs Land Use Plan; CDP: Coastal Development Permit; CUP: Conditional Use Permit; cy: cubic yards; DA: Development Agreement; DTSP: Downtown Specific Plan; EIR: Environmental Impact Report; FAA: Federal Aviation Administration; GPA: General Plan Amendment; gsf: gross square feet; HBGS: Huntington Beach Generating Station; I-405: Interstate 405 freeway; IBC: Irvine Business Complex; IS: Initial Study; ITC: Irvine Technology Center; LAFCO: Local Agency Formation Commission; LCP: Local Coastal Program; LRDP: Long Range Development Plan; MCAS: Marine Corps Air Station; MND: Mitigated Negative Declaration; ND: Negative Declaration; PA: Planning Area; PC: Planned Community; sf: square feet; SP: Specific Plan; SR-73: State Route 73; TDR: transfer of development rights; TPM: Tentative Parcel Map; TTM: Tentative Tract Map; VTTM: Vesting Tentative Tract Map; ZC: Zone Change</p>					

Discretionary Projects with CEQA review or Traffic Study APPROVED by the City and Percent Occupied:

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
Starbucks - Birch	Convert an existing fast-food restaurant into a fast-food restaurant specializing in beverages (Starbucks)	2122 Bristol Street	Operational ~ Fall 2022.	Minor Use Permit	Ben Zdeba	Yes	100%
Mother's Market (PA2021-101)	A coastal development permit and traffic study to modify the commercial component of an approved mixed-use development from office to retail (grocery store).	2510 W Coast Highway	Approved by the PC on March 9, 2023. A new project has since been approved (Uchi Suchi Restaurant, PA2024-0068, below) which will use the proposed space instead of Mother's Market.	<ul style="list-style-type: none"> Traffic Study Coastal Development Permit 	David Lee	Yes	0%
Uchi Sushi Restaurant (PA2024-0068)	A conditional use permit and coastal development permit to convert a vacant commercial suite to a new restaurant with 2,400 SF of NPA, a Type 47 ABC License, and off-site parking.	2510 W Coast Highway	Complete. Approved at PC Hearing on 12/5/2024. City's appeal period will conclude on 12/20/2024.	<ul style="list-style-type: none"> Conditional Use Permit Coastal Development Permit 	Jenny Tran	No	0
Newport Irvine Medical (PA2024-0070)	Request to build a new space parking garage, parking waiver, improvements to a 3-story office building, and conversion of general office space into medical office..	3300 Irvine Avenue	Applied 4/18/2024 Traffic study completed 10/08 Approved 1/23/2025	<ul style="list-style-type: none"> Site Development Review Traffic Study Staff Approval 	Daniel Kopshever	Yes	0%
1400 Bristol Residences (PA2022-0296)	Demolition of existing 38,764 sf. office building, construction of 229 apartments (46 affordable). The podium-style building includes 5 levels of apartments, 1 level of at-grade parking garage, and 2 levels of subterranean parking.	1400 Bristol Street N	Approved by City Council April 2024.	<ul style="list-style-type: none"> General Plan Amendment Planned Community Amendment Site Development Review Traffic Stud Affordable Housing Implementation Plan EIR Addendum 	Liz Westmoreland	Yes	0%
1600 Dove Residences (PA2022-0297)	Demolition of existing 60,675 sf. office building, construction of 249 apartments (50 affordable). The podium-style building includes 5 levels of apartments, 1 level of at-grade parking garage, and 2 levels of subterranean parking.	1600 Dove Street	Approved by City Council August 27 ,2024.	<ul style="list-style-type: none"> General Plan Amendment Planned Community Amendment Site Development Review Traffic Stud Affordable Housing Implementation Plan EIR Addendum 	Liz Westmoreland	Yes	0%
Ritz Carlton Residences	Conversion of existing hotel units resulting in the construction of a new 22 story building to accommodate 159 hotel branded residences.	900 Newport Center Drive	Approved by Planning Commission on May 12, 2022. Parking structure and rough grading are in plan check.	<ul style="list-style-type: none"> Coastal Development Permit Use Permit Vesting Map Site Development Review 	David Lee, Jaime Murillo	No	0%
1300 Bristol Residences	Demolition of existing 33,292 sf. office building, construction of 193 apartments (24 low income). The podium-style building includes 5 levels of apartments, 1 level of at-grade parking garage, and 2 levels of subterranean parking.	1300 North Bristol Street	Approved by City Council on March 22, 2022. Plan check submitted and in progress. Rough grading plans approved by Planning.	<ul style="list-style-type: none"> Site Development Review SD2021-003 Traffic Study Affordable Housing Implementation Plan EIR Addendum Transfer of Development Rights 	Rosalinh Ung/Liz Westmoreland/Jenny Tran	Yes	0%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
Residences at Newport Center	Demolition of existing carwash and construction of 28 condominium units. No traffic study (TPO Analysis) required.	150 Newport Center Drive	Approved October 12, 2021. Plan Check anticipated 2025.	<ul style="list-style-type: none"> ▪ Development Agreement No. DA2020-001 ▪ General Plan Amendment No. GP2020-001 ▪ Zoning Code Amendment No. CA2020-008 ▪ Planned Community Development Plan No. PC2020-001 ▪ Major Site Development Review No. SD2020-001 ▪ Tentative Tract Map No. NT2020-001 • Environmental Impact Report ER2021-002 	Liz Westmoreland	No	0%
2510 PCH Mixed-Use Development (PA2019-249)	Demolition of a 4,487 square foot boat sales and construct a new mixed-use development. Project includes a 5,096 square foot office and 36 dwelling units. 33 units will be market rate and 3 will be affordable.	2510 West Coast Hwy 2530 West Coast Hwy	Approved July 27, 2021, Building permits issued on February 22, 2022 and the project is under construction.	<ul style="list-style-type: none"> • Coastal Development Permit • Tentative Parcel Map • Conditional Use Permit • Major Site Development Review 	David Lee	No	0%
Residences at 4400 Von Karman (PA2020-061)	312 apartment units atop an 825-space parking structure, a separate 294-space, free-standing parking structure, and one-acre public park.	4400 Von Karman Avenue	Application submitted on April 21, 2020. Addendum to 2006 General Plan Program EIR is completed. Planning Commission recommended approval of project on November 5, 2020. City Council approved on January 26, 2021	<ul style="list-style-type: none"> • Planned Community Development Plan Amendment No. PD2020-001 • Site Development Plan No. SD2020-006 • Lot Line Adjustment No. LA2020-002 • Affordable Housing Implementation Plan No. AAH2020-003 • Traffic Study No. TS2020-001 • Development Agreement No. DA2020-002 • Addendum No. ER2020-003 	Rosalinh Ung	Yes	0%
Newport Airport Village Mixed-use (PA2014-225)	General Plan amendment to re-designate 16 acres of Campus Tract from Airport Office and Supporting Uses (AO) to Mixed Use Horizontal 2 (MU-H2) to allow for 329 replacement dwelling units, a zoning code amendment to change the zoning district from Office Airport (OA) to Planned Community (PC) and approval of Planned Community Development Plan and, approval of an Development Agreement.	4341 Birch St 4401 Birch St 4320 Campus Dr 4340 Campus Dr 4360 Campus Dr 4500 Campus Dr 4540 Campus Dr 4570 Campus Dr 4600 Campus Dr 4630 Campus Dr 4647 MacArthur Blvd	Planning Commission recommended approval 06/04/20. City Council approved 09/22/20.	<ul style="list-style-type: none"> • General Plan Amendment No. GP2014-004 • Code Amendment No. CA2014-225 • Planned Community Development Plan No. PC2020-02 • Development Agreement No. DA2014-003 ▪ EIR Addendum No. ER2020-02 		No	0%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
Residences at Airport Village (PA2023-0223)	Demolish 7 commercial buildings and construct a 444-for rent residential unit atop an 806-space parking structure. 37 units will be affordable units and 407 units will be market rate. Additionally, five lots are to be consolidated into one lot. Partially implements the Newport Airport Village Mixed-Use Project (PA2014-225).	4540, 4570, 4600, and 4630 Campus Drive, 4525, 4533, and 4647 MacArthur Blvd	Approved by Planning Commission on 4/18/2024. Appeal period concluded on 5/2/2024.	<ul style="list-style-type: none"> Major Site Development Review Affordable Housing Implementation Plan Tentative Parcel Map 	Jenny Tran	No	0%
Newport Beach Autonation (PA2020-319)	A coastal development permit, conditional use permit, and major site development review to demolish an existing, single-story Porsche dealership and construct a new two-level, 143,494 square-foot dealership building which includes 37 service bays, show room, parts storage, offices, and parking. Parking is also proposed on the rooftop of the building. The existing 3,961-square-foot Bentley dealership is to remain.	445 East Coast Highway	Application submitted November 3, 2020. Approved by Planning Commission on September 21, 2023. Building Permits issued and project is under construction.	<ul style="list-style-type: none"> Major Site Development Review Coastal Development Permit Conditional Use Permit 	David Lee	No	0%
Sage Hill School (PA2022-0277)	A conditional use permit and major site development review for Sage Hill School to expand their current 600-student enrollment by 150 students (totaling 750 students) to add grades 7 and 8 and construct a new 38,658-square-foot gymnasium and middle school facility at their existing campus. The existing campus would remain unchanged.	20402 Newport Coast Drive	Approved by Planning Commission on December 7, 2023. Currently in plan check as of May 2024.	<ul style="list-style-type: none"> Conditional Use Permit Major Site Development Review Traffic Study 	Jenny Tran	Yes	0%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
Newport Crossings (PA2017-107)	A Site Development Review for the development of a mixed-use residential project consisting of 350 rental units, 7,500 square feet of commercial use, and a 0.5-acre public park on a 5.7-acre property known as MacArthur Square. The application includes a request for density bonus and development incentive/waivers.	1701 Corinthian Way, 4251, 4253 & 4255 Martingale Way, 4200, 4220 & 4250 Scott Drive and 1660 Dove Street	Application submitted on May 31, 2017. Draft EIR completed. Approved by Planning Commission on February 21, 2019. Plan check submitted 11/17/20 and under review. Permits anticipated in Summer 2025.	<ul style="list-style-type: none"> Site Development Review No. SD2017-004 Lot Line Adjustment No. LA2018-004 Affordable Housing Implementation Plan No. AH2018-001 	Jaime Murillo	Yes	0%
Mesa Drive Town Homes (PA2017-218)	8-unit condominium	1501 Mesa Dr. 20462 Santa Ana Ave.	City Council Upheld Planning Commission Approval on August 18, 2019. Class 32 CEQA Exemption. Building permit issuance 2022. Tract Map has been recorded. Construction started in 2022 and buildings finished in July 2024 (construction complete).	<ul style="list-style-type: none"> Tentative Map No. NT2017-003 Site Development Review No. SD2017-008 	Liz Westmoreland	No	25%
Vivante Senior Living (PA2018-185)	General Plan amendment, Planned Community Development Plan amendment, development agreement, major site development review, conditional use permit, and lot merger for 90-units of senior housing and 27-bed memory care facility.	850 & 856 San Clemente Drive	Project approved by City Council on September 10, 2019. Projects issued on October 1, 2020. Permit finished on October 3, 2023.	<ul style="list-style-type: none"> General Plan Amendment No. GP2018-003 Planned Community Development Plan No. PC2018-001 Site Development Review No. SD2018-003 Conditional Use Permit No. UP2018-019 Lot Merger No. LM2018-004 Development Agreement No. DA2018-005 Addendum to Environmental Impact Report No. ER2016-002 	David Lee	No	100%
Uptown Newport Mixed Use Development (PA2011-134)	Development of 1,244 residential units and 11,500 sf. of commercial retail	4311 & 4321 Jamboree Rd	EIR, Tentative Tract Map, Traffic Study, and AHIP were approved by City Council on 2/26/2013. The PC Development Plan and Development Agreement were approved on 3/12/2013. North and South Buildings have been completed with a total of 366 market rate units and 92 affordable units. 1-acre public park completed and occupied. Permits issued for a 30-unit (Parkhouse) condominium development and anticipated to be finished January 2025. Commercial component on hold. Plan check submitted for 60-unit condominium development (USA 1) has expired.	<ul style="list-style-type: none"> PC Development Plan Amendment and Adoption Tentative Tract Map Traffic Study (TPO) AHIP DA Airport Land Use Commission Environmental Impact Report 	Rosalinh Ung	Yes	37%
10 Big Canyon (PA2010-092)	Mitigated Negative Declaration for rough grading for development of a single-family residence.	10 Big Canyon	IS/MND approved 12/20/2011. Project has not been constructed. Plan check anticipated mid-2025	<ul style="list-style-type: none"> IS/MND 	Jaime Murillo/ Liz Westmoreland	No	0%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
Hoag Memorial Hospital Presbyterian Master Plan Update Project (PA2007-073)	Reallocation of up to 225,000 sf of previously approved (but not constructed) square footage from the Lower Campus to the Upper Campus.	1 Hoag Dr; northwest of West Coast Hwy and Newport Blvd	Final EIR certified and project approved on May 13, 2008. . Application submitted on 10/09/24 for construction of 28,323 sf. Neuroscience Center on the Lower Campus.	<ul style="list-style-type: none"> ▪ EIR ▪ GP Amendment ▪ Planned Community Development Plan (PC) Text Amendment ▪ Development Agreement Amendment ▪ CDP (CCC) ▪ CDP (ZA) 	Rosalinh Ung/Jerry Arregui	Yes	0%
Genesis Automobile Dealership (PA2023-0094)	Minor Site Development Review, Minor Use Permit, Modification Permit, and Tentative Parcel Map for a Vehicle/Equipment Sales and Repair-Limited Use (Genesis Automobile Dealership)	320, 400, 410, 500, and 600 West Coast Highway	Approved by ZA on 2/1/24. Appealed to PC on 2/15/24. Approved by PC on 2/26/24. Plan Check No. PC2024-0697 has been approved, not yet issued.	<ul style="list-style-type: none"> • Minor Use Permit • Site Development Review • Modification • Tentative Parcel Map 	Jenny Tran	No	0%
Saint Mark Presbyterian Church (PA2003-085)	Church complex with sanctuary, fellowship hall, administration building and pre-school. Total square footage is 33,867 square feet.	2200 San Joaquin Hills Road	EIR was released for 45-day public released on July 21, 2004. Project approved by City Council October 12, 2004. Pre-school not entirely constructed.	<ul style="list-style-type: none"> ▪ GP Amendment ▪ PC Text Amendment ▪ Parcel Map ▪ Use Permit ▪ Traffic Study (TPO) ▪ EIR 	Jaime Murillo	Yes	77%
Harbor Pointe Senior Living (PA2015-210)	General Plan Amendment, Planned Community Text Amendment, Conditional Use Permit, and Major Site Development Review for a new approximately 85,000-square-foot convalescent and congregate care facility with 121 beds (about 101 care units). As proposed, the facility will be developed with one level of subterranean parking and four levels of living area. The project site is currently developed with a single-story restaurant and supporting surface parking area.	101 Bayview Place	Project building permits finalized February of 2024.	<ul style="list-style-type: none"> ▪ General Plan Amendment No. GP2015-004 ▪ Planned Community Text Amendment No. PD2015-005 ▪ Site Development Review No. SD2015-007 ▪ Conditional Use Permit No. UP2015-047 ▪ Mitigated Negative Declaration 	Benjamin Zdeba	No	100%
Back Bay Landing (PA2011-216)	Request for legislative approvals to accommodate the future redevelopment of a portion of the property with a mixed-use waterfront project. The Planned Community Development Plan would allow for the development of a new enclosed dry stack boat storage facility for 140 boats, 61,534 square feet of visitor-serving retail and recreational marine facilities, and up to 49 attached residential units.	300 E. Coast Highway Generally located at the northwesterly corner of east Coast Highway and Bayside Drive	The project was approved by City Council on February 11, 2014. The Coastal Land Use Plan Amendment for the project was approved by the California Coastal Commission on December 10, 2015. Site Development Review and Coastal Development Permit application stalled due to adjacent OCSD Pump Station Project that may impact project area. Applications to amend PC anticipated in the future.	<ul style="list-style-type: none"> ▪ General Plan Amendment, Coastal Land Use Plan Amendment, Code Amendment, Planned Community Development Plan, Lot Line Adjustment, Traffic Study, and Environmental Impact Report – approved ▪ CLUP Amendment approved ▪ Site Development Review & Coastal Development Permit required 	Jaime Murillo	Yes	0%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
Balboa Marina Expansion (PA2012-103) (PA2015-113)	City of Newport Beach Public Access and Transient Docks and Expansion of Balboa Marina <ul style="list-style-type: none"> 24 boat slips 14,252 SF restaurant 664 SF marina restroom 	201 E. Coast Highway	IS/MND was approved by City Council on November 25, 2014. SDR and CUP were approved by the City in February 2016. The CDP was approved by the CCC in February 2017. Restaurant component on hold. Boats slips and public pier completed.	<ul style="list-style-type: none"> IS/MND Site Development Review Conditional Use Permit CDP (Coastal Commission) 	Jaime Murillo	Yes	50%%
Ullman Sail Lofts (PA2017-059)	A conditional use permit, minor site development review, tentative tract map, and coastal development permit to demolish an existing 9,962-square-foot commercial building and construct a new mixed-use structure with 694 square feet of retail floor area and one 2,347 square foot dwelling unit on Lot 17 and construct three residential dwelling units ranging from 2,484 square feet to 2,515 square feet over Lots 18 and 19.	410 and 412 29 th Street	Planning Commission approved on July 20, 2019. Class 32 CEQA Exemption. Project is under construction with building permmoerits issued September 1, 2020. Permits for residential units finalized on June 15, 2023. Permits issued for commercial portion of project and is under construction.	<ul style="list-style-type: none"> Coastal Development Permit No. CD2017-025 Site Development and Use Permit No. SD2017-003, Conditional Use Permit No. UP2017-005 Tract Map No. NT2017-001 (County Tentative Parcel Map No. 18108) 	David Lee	No	100%
Newport Beach Country Club-Tennis Club Site (PA2005-140) (PA2016-124) (PA2017-091)	Demolition of existing tennis and golf clubhouses to construct a new 3,735 sf tennis clubhouse and 35,000 sf golf clubhouse. Included in the project are 27 short-term visitor-serving units (bungalows); a bungalow spa/fitness area and concierge and guest meeting facilities; and five single-family residential dwelling units (villas).	1602 East Coast Highway	The project was approved by the City Council on 03/27/2012. CDP is effective through November 20, 2021. Building permits have expired and a new plan check is required for the project. Legislative Amendment to the project to include pickleball and additional hotel rooms was approved by the City Council on November 14, 2023. The amendment to the LCP has been submitted to the Coastal Commission and is under review.	<ul style="list-style-type: none"> IS/MND General Plan Amendment Planned Community Development Plan Development Agreement Limited Term Permit Conditional Use Permit Site Development Review Coastal Development Permit Tentative Parcel Map Tentative Tract Map 	David Lee	No	0%
Residences at 1401 Quail (PA2023-0040)	Demolition of an existing office building and construction of a new 67-unit residential condominium project atop a 146-space parking structure. The project includes a 27.5 percent density bonus increase (15 units) since it is providing 8 affordable units.	1401 Quail	Planning Commission approved the project on December 21, 2023. The City Council approved the intent to override ALUC's finding of inconsistency with the AELUP on February 13, 2024. The City Council approved the project on April 9, 2024.	<ul style="list-style-type: none"> General Plan Amendment PC Amendment Major Site Development Review Vesting Tentative Tract Map AHIP Development Agreement EIR Addendum 	David Lee	No	0%

AELUP: Airport Environs Land Use Plan; CDP: Coastal Development Permit; CUP: Conditional Use Permit; cy: cubic yards; DA: Development Agreement; DTSP: Downtown Specific Plan; EIR: Environmental Impact Report; FAA: Federal Aviation Administration; GPA: General Plan Amendment; gsf: gross square feet; HBGS: Huntington Beach Generating Station; I-405: Interstate 405 freeway; IBC: Irvine Business Complex; IS: Initial Study; ITC: Irvine Technology Center; LAFCO: Local Agency Formation Commission; LCP: Local Coastal Program; MCAS: Marine Corps Air Station; MND: Mitigated Negative Declaration; ND: Negative Declaration; PA: Planning Area; PC: Planned Community; sf: square feet; SP: Specific Plan; SR-73: State Route 73; TDR: transfer of development rights; TPM: Tentative Parcel Map; TTM: Tentative Tract Map; VTTM: Vesting Tentative Tract Map; ZC: Zone Change

CIP Projects with CEQA review:

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
Confined Aquatic Disposal (CAD) and Harbor Dredging	An EIR for harbor dredging and safe disposal of unsuitable materials in a confined aquatic disposal facility within Newport Harbor.	Lower Newport Harbor between Lido Isle and Bay Island.	Project initiated in 2019. EIR, NOA/NOC, and public comment period 12-04-20 to 01-20-21. Harbor Commission recommended approval to CC on 04-14-21. City Council approved 05-25-21. Water Board secured September 30, 2022. Coastal Commission approved on October 14, 2022. ACOE permit pending. Project on hold due to potential alternative options.	<ul style="list-style-type: none"> ▪ Focused EIR ▪ Capital Improvement Program, City Council 	Jaime Murillo/ Chris Miller
Junior Lifeguard (PA2019-124)	New 4,500 square-foot Junior Lifeguard building and recreation event center.	Balboa Village Parking Lot	Class 32 exemption. City Council approved March 9, 2021. CCC approved in March 9, 2022. Construction completed.	<ul style="list-style-type: none"> ▪ CDP to CCC ▪ PBR recommendation to City Council ▪ Class 32 exemption (TBD) 	Makana Nova/ Peter Tauscher
Sunset Ridge Park Bridge and parking lot	Pedestrian and Bicycle Bridge across Superior Ave, parking lot, and recreation area	4850 W Coast Hwy	MND NOD to County Clerk 11/21/2020 CDP approved. Construction completed.	<ul style="list-style-type: none"> ▪ Waiver of Development Standards ▪ Adopt MND ▪ CDP to ZA ▪ Amendment of Park CDP to CCC 	Chelsea Crager/ AndyTran
Big Canyon Coastal Habitat Restoration and Adaptation Plan-Phase 2A (PA2018-078)	A mitigated negative declaration for Phase 2A of habitat restoration at an 11.3-acre site located at the mouth of Big Canyon.	1900 Back Bay Drive	Final MND adopted on January 29, 2019. CDP approved by Coastal Commission on September 11, 2019.. Construction completed.	<ul style="list-style-type: none"> ▪ Mitigated Negative Declaration 	Makana Nova/ Bob Stein
Old Newport Blvd./West Coast Hwy Widening (15R19)	Widens the westbound side of West Coast Highway at Old Newport Boulevard to accommodate a third through lane, a right turn pocket and a bike lane. Realignment of Old Newport Boulevard maximizes the right turn pocket storage length and improves roadway geometrics.	Intersection of Old Newport Boulevard and West Coast Highway	Consultant was selected for project design in March of 2016. Negative Declaration draft is completed. City is requesting lead agency status from Cal Trans.	<ul style="list-style-type: none"> • IS/Negative Declaration • Capital Improvement Program, City Council 	Jenny Tran/ Patrick Arciniega
Library Lecture Hall	Construct an 8-10k square foot auditorium with approximately 275 seats at the Central Library Site	Central Library near Avocado Avenue and Bamboo Courtyard (998 Avocado Ave.)	Conceptual design approved November 30, 2021. Construction is expected to be completed by January 2026	<ul style="list-style-type: none"> • SLUR Amendment • Zoning Exemptions • Funding Agreement • CEQA Categorical Exemptions • Conceptual Design • Final Construction Documents 	Liz Westmoreland/ Peter Tauscher
Lower Castaways Aquatics Facility	Construct a new community pool and aquatics facility with an approximately 9,078-square-foot building housing supporting uses, a hand-launch area, and a new trail connection to Upper Castaways Park.	100 Dover Drive (Lower Castaways Park)	Conceptual design reviewed by City Council. RFP 25-27 for CEQA services and technical report preparation issued December 2024 with responses due back January 2025.	<ul style="list-style-type: none"> • General Plan Amendment • Zoning Amendment • Coastal Development Permit 	Ben Zdeba/ Tom Sandefur

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
Collins Island Bridge Replacement	Project consists of three major components: 1) bridge replacement, 2) seawall improvements, and 3) future pump station accommodations.	The project site is the Collins Island Bridge and its immediate vicinity located on Balboa Island in Newport Bay	MND Adopted by City Council on 10/22/24. CDP application submitted to Coastal Commission 11-13-24. Currently incomplete status..	<ul style="list-style-type: none"> Coastal Development Permit 	Jaime Murillo/ Bob Stein,
OCSD Pump Station	Demolition of an existing pump station and construction of a new pump station and associated force mains. The project includes using Lower Castaways park as a temporary construction staging area.	250 East Coast Highway	<ul style="list-style-type: none"> Approved by Planning Commission on January 18, 2024. Project was appealed to the City Council and the City Council denied the appeal and upheld Planning Commission's approval on April 23, 2024. The project was then appealed to the Coastal Commission on May 13, 2024. The Coastal Commission found no substantial issue with the project during the appeal hearing. 	<ul style="list-style-type: none"> Coastal Development Permit Site Development Review 	David Lee