



WEEKLY WATCHLIST

WEEK OF JUNE 8TH & BEYOND



Coastal Housing Overlay Ordinance

June 9 | 4:00 PM | City Council

- The Consent Calendar item Ordinance **No. 2026-5**, would implement California Coastal Commission-approved changes to Newport Beach's Housing Opportunity Overlay program. If adopted, the ordinance would allow increased residential density and building heights on selected coastal properties, including heights of up to 110 feet in parts of Newport Center.

Why it matters:

- The Housing Opportunity Overlay program remains one of the most controversial planning initiatives in Newport Beach. The program identifies sites for future housing development, including portions of the Newport Beach Golf Course property south of Mesa Drive, that previously faced objections from the Orange County Airport Land Use Commission before being approved by the City Council.



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Ford Road Moves Forward

June 9 | 4:00 PM | City Council

- The Council is also expected to approve the final tract map for the controversial 1650 Ford Road townhome project. The proposal would add 27 townhomes adjacent to Bonita Canyon Sports Park and previously drew objections from nearby residents over building height, density, traffic, parking, and neighborhood compatibility.



Why it matters: The 1650 Ford Road project illustrates how housing policy decisions adopted in recent months are beginning to reshape development in Newport Beach. Critics argue they are leading to increased density, traffic impacts, and development that is out of scale with surrounding neighborhoods.

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Where Will \$523 Million Go?

June 9 | 4:00 PM | City Council

- The City Council is expected to adopt Newport Beach's proposed FY 2026–27 budget.
- Included in the budget is a proposed \$1.5 million allocation for study of a future Police Headquarters relocation.
- The Council is also scheduled to review the City's Capital Improvement Program (CIP) and other long-term spending priorities.

Why it matters:

The budget sets funding priorities for infrastructure, public safety, parks, facilities, and other city projects. It also includes proposed funding for the Police Headquarters study, which could influence the next phase of the relocation process.



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 SPON Watchlist | Key Item:

 Coastal Housing Overlay Ordinance

Potential coastal housing overlays and higher height limits in the Airport Area. Critics argue the ordinance could have long-term implications that are not yet fully understood, including expanded development rights, future projects larger than existing development patterns, infrastructure impacts, and redevelopment pressure on properties such as portions of the Newport Beach Golf Course.

Some residents have also questioned whether the ordinance is moving forward before the Airport Area visioning process is complete and whether it has received public attention proportional to its significance.

These decisions will shape Newport Beach's future. Stay informed and make your voice heard.

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