

Chapter 21.26 – Overlay Coastal Zoning Districts (MHP, PM, B, and C)

Revisions		
Section	Change	Description
21.28.010 21.28.050	NEW	Canyon Overlay Coastal Zoning District established the General Plan’s Stringline Setback and an exception for existing structures that extend beyond the Stringline Setback line.
21.28.030.B	ADDED	A set of criteria for the Parking Management PM Overlay Coastal Zoning District to implement Policy 2.9.3-14

CLUP Polices Implemented	
Coastal Land Use Plan Policy	Section
2.9.3-14. Develop parking management programs for coastal zone areas that achieve the following:	21.28.030
<ul style="list-style-type: none"> Provides adequate, convenient parking for residents, guests, business patrons, and visitors of the coastal zone; 	
<ul style="list-style-type: none"> Optimizes use of existing parking spaces; 	
<ul style="list-style-type: none"> Provides for existing and future land uses; 	
<ul style="list-style-type: none"> Reduces traffic congestion; 	
<ul style="list-style-type: none"> Limits adverse parking impacts on user groups; 	
<ul style="list-style-type: none"> Provides improved parking information and signage; 	
<ul style="list-style-type: none"> Generates reasonable revenues to cover City costs; Accommodates public transit and alternative modes of transportation. 	
3.2.2-4. Develop parking management programs for coastal zone areas to minimize parking use conflicts between commercial uses, residential uses, and coastal zone visitors during peak summer months.	21.28.030
4.1.3-3. Prepare natural habitat protection overlays for Buck Gully ESA and Morning Canyon ESA for the purpose of providing standards to ensure both the protection and restoration of the natural habitats in these areas. Include in the overlays standards for the placement of structures, native vegetation/fuel modification buffers, and erosion and sedimentation control structures.	21.28.050
4.4.3-3. Require all new bluff top development located on a bluff subject to marine erosion to be sited in accordance with the predominant line of existing development in the subject area, but not less than 25 feet from the bluff edge. This requirement shall apply to the principal structure and major accessory structures such as guesthouses and pools. The setback shall be increased where necessary to ensure safety and stability of the development.	21.28.040
4.4.3-4. On bluffs subject to marine erosion, require new accessory structures such as decks, patios and walkways that do not require structural foundations to be sited in accordance with the predominant line of existing development in the subject area, but not less than 10 feet from the bluff edge. Require accessory structures to be removed or relocated landward when threatened by erosion, instability or other hazards.	21.28.040
4.4.3-5. Require all new bluff top development located on a bluff not subject to marine erosion to be set back from the bluff edge in accordance with the predominant line of existing development in the subject area. This requirement shall apply to the principal structure and major accessory structures such as guesthouses and pools. The setback shall be increased where necessary to ensure safety and stability of the development.	21.28.040
4.4.3-6. On bluffs not subject to marine erosion, require new accessory structures such as decks, patios and walkways that do not require structural foundations, to be set back from the bluff edge in accordance with the predominant line of existing accessory	21.28.040

CLUP Polices Implemented	
development. Require accessory structures to be removed or relocated landward when threatened by erosion, instability or other hazards.	
4.4.3-7. Require all new development located on a bluff top to be setback from the bluff edge a sufficient distance to ensure stability, ensure that it will not be endangered by erosion, and to avoid the need for protective devices during the economic life of the structure (75 years). Such setbacks must take into consideration expected longterm bluff retreat over the next 75 years, as well as slope stability. To assure stability, the development must maintain a minimum factor of safety of 1.5 against landsliding for the economic life of the structure.	21.28.040.I.
4.4.3-8. Prohibit development on bluff faces, except private development on coastal bluff faces along Ocean Boulevard, Carnation Avenue and Pacific Drive in Corona del Mar determined to be consistent with the predominant line of existing development or public improvements providing public access, protecting coastal resources, or providing for public safety. Permit such improvements only when no feasible alternative exists and when designed and constructed to minimize alteration of the bluff face, to not contribute to further erosion of the bluff face, and to be visually compatible with the surrounding area to the maximum extent feasible.	21.28.040
4.4.3-9. Where principal structures exist on coastal bluff faces along Ocean Boulevard, Carnation Avenue and Pacific Drive in Corona del Mar, require all new development to be sited in accordance with the predominant line of existing development in order to protect public coastal views. Establish a predominant line of development for both principle structures and accessory improvements. The setback shall be increased where necessary to ensure safety and stability of the development.	21.28.040
4.4.3-10. The coastal bluffs along Bayside Drive that have been cut and filled by the Irvine Terrace and Promontory Point developments are no longer subject to marine erosion. New development on these bluffs is subject to the setback restrictions established for bluff top development located on a bluff not subject to marine erosion.	21.28.040

Chapter 21.28 –Overlay Coastal Zoning Districts (MHP, PM, B, and C)

Sections:

21.28.010	Purposes of Overlay Coastal Zoning Districts
21.28.020	Mobile Home Park (MHP) Overlay District
21.28.030	Parking Management (PM) Overlay District
21.28.040	Bluff (B) Overlay District
21.28.050	Canyon (C) Overlay District

21.28.010 – Purposes of Overlay Coastal Zoning Districts

The purposes of the individual overlay coastal zoning districts and the manner in which they are applied are outlined below. An overlay district may be initiated as a Coastal Zoning Map amendment in compliance with Chapter 21.66 (Amendments). All development shall comply with the applicable development standards (e.g., setbacks, height) of the underlying coastal zoning district in addition to the standards provided in this chapter, if any. In situations where an inconsistency occurs between the development standards of the underlying coastal zoning district and the standards in this chapter the most restrictive standard shall prevail.

- A. **MHP (Mobile Home Park) Overlay Coastal Zoning District.** The MHP Overlay Coastal Zoning District is intended to establish a mobile home district on parcels of land developed with mobile home parks. The regulations of this district are designed to maintain and protect mobile home parks in a stable environment with a desirable residential character.
- B. **Bluff (B) Overlay Coastal Zoning District.** The B Overlay District is intended to establish special development standards for areas of the City where projects are proposed on identified bluff areas. The specific areas are identified in Part 8 of this title (Maps).
- C. **Canyon (C) Overlay Coastal Zoning District.** The C Overlay District is intended to establish development setbacks based on the predominant line of existing development for areas that contain a segment of the canyon edge of Buck Gully or Morning Canyon. The specific areas are identified in Part 8 of this title (Maps).

21.28.020 Mobile Home Park (MHP) Overlay Coastal Zoning District.

- A. **Uses Allowed.** Uses allowed in the MHP Overlay Coastal Zoning District include only those uses listed below. When an MHP Overlay Coastal Zoning District is applied to an area, all uses previously allowed in the underlying Coastal Zoning district are no longer allowed.
 - 1. **Mobile Home Parks.** Mobile home parks as regulated by the State of California.

2. **Accessory Structures and Uses.** Accessory structures and uses incidental to the operation of mobile home parks (e.g., recreation facilities and/or community centers of a noncommercial nature, either public or private, storage facilities for the use of the mobile home park residents, and any other structures or uses that are incidental to the operation of a mobile home park).
- B. Removal of the Mobile Home Park Overlay District. The Council shall not approve a Coastal Zoning Map amendment that would remove the MHP designation from a property, unless all of the following findings have first been made:
1. The proposed Coastal Zoning is consistent with the Coastal Land Use Plan, and in the event the proposed Coastal Zoning is Planned Community, the PC Development Plan has been submitted and is consistent with the Coastal Land Use Plan;
 2. The property which is the subject of the Coastal Zoning Map amendment would be more appropriately developed in compliance with the uses allowed by the underlying base coastal zoning, or proposed Coastal Zoning, and if the underlying base coastal zoning or proposed Coastal Zoning is Planned Community, that a PC Development Plan has been submitted and the property would be more appropriately developed with the uses specified in that development plan; and
 3. A mobile home park phase out plan and report on the impact of conversion, closure, or cessation of the use on the displaced residents of the mobile home park has been prepared, reviewed, and found to be acceptable and consistent with the provisions of the California Government Code.
 - a. A phase out plan shall not be found to be acceptable unless it includes all of the following:
 - i. A time schedule and method by which existing mobile homes, cabanas, ramadas, and other substantial improvements and tenants are to be relocated or appropriately compensated;
 - ii. Methods of mitigating the housing impacts on tenants having low and moderate incomes, elderly tenants, and tenants who are handicapped; and
 - iii. The programs or other means that are to be implemented properly address the housing impacts on those described in subsection (B)(3)(a)(ii) of this section are mitigated.
 - b. For purposes of this finding, “low and moderate incomes” shall be defined in compliance with the provisions of the City’s Housing Element.

21.28.030 – Parking Management (PM) Overlay District

- A. **Parking Management District Plan Required.** Before approving an amendment reclassifying land to a PM Overlay District, the Commission and Council shall approve a parking management district plan.
- B. **Establishment of Parking Management Program(s).** The parking management district plan shall identify existing and planned parking facilities and establish parking management programs necessary to adequately serve the parking needs of the area and provide for the following issues:
 - 1. The provision of adequate, convenient parking for residents, guests, business patrons, and visitors of the coastal zone;
 - 2. Optimizing the use of existing parking spaces;
 - 3. Providing for existing and future land uses;
 - 4. Reducing traffic congestion;
 - 5. Limiting adverse parking impacts on user groups;
 - 6. Providing improved parking information and signage;
 - 7. Generating reasonable revenues to cover City costs;
 - 8. Accommodating public transit and alternative modes of transportation.
- C. **Exemptions.** The parking management district plan shall also include a formula or procedure establishing the extent to which properties shall be exempted from the requirements of Chapter 20.40 (Off-Street Parking).

21.28.040 – Bluff (B) Overlay District

- A. **Applicability.** This section applies to lots located in the Bluff (B) Overlay District as indicated on the Coastal Zoning Map. All development shall comply with the applicable development standards (e.g., setbacks, height) of the underlying coastal zoning district in addition to the standards provided in this section. In situations where an inconsistency occurs between the development standards of the underlying coastal zoning district and the standards in this section the most restrictive standard shall prevail.
- B. **Uses Allowed.** Land uses allowed in the B Overlay District are all those uses allowed in the underlying coastal zoning district.
- C. **Development Area Defined.** For the purpose of this section the development area of a lot is an area delineated for the purpose of regulating the placement and location of structures. Each lot within the B Overlay District shall be divided into two or more development areas. Development areas are delineated on the Development Area Maps attached to the ordinance codified in this title and are consistent with the development areas listed in subsection (D) of this section. The setbacks provided in Tables 21.18-2 and 21.18-3 in Section 21.18.030 (Residential Coastal Zoning Districts General Development

Standards) are not used to determine development areas, but are only used to determine the maximum floor area limit for the lot, if applicable.

1. **Development Area A — Principal and Accessory Structures.** Area A allows for the development and use of principal and accessory structures. Accessory structures allowed in Areas B and C are allowed in Area A.
2. **Development Area B — Accessory Structures.** Area B allows for the development and use of accessory structures listed below. Principal structures are not allowed.
 - a. Allowed Accessory Structures. The following accessory structures are allowed in Area B:
 - i. Accessory structures allowed in Area C are allowed within Area B.
 - ii. Barbecues.
 - iii. Decks.
 - iv. Detached or attached patio covers (solid or lattice).
 - v. Fences, walls, and retaining walls in compliance with Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).
 - vi. Fireplaces and fire pits.
 - vii. Gazebos.
 - viii. Outdoor play equipment.
 - ix. Patios.
 - x. Platforms.
 - xi. Porches.
 - xii. Spas and hot tubs.
 - xiii. Swimming pools.
 - xiv. Terraces.
 - xv. Similar structures.
 - b. Development standards for accessory structures. The following development standards apply to Area B:

- i. Covered accessory structures (e.g., trellis, gazebos, patio covers) shall not exceed twelve (12) feet in height from existing grade or finished grade or exceed four hundred (400) square feet in cumulative total area.
- ii. Retaining walls shall comply with Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).

3. **Development Area C—Limited Accessory Structures.** Area C allows for the development and use of limited accessory structures. The following accessory structures are allowed in Area C:

- a. Benches.
- b. Drainage devices.
- c. Guardrails and handrails required by building code.
- d. Landscaping/irrigation systems.
- e. On-grade trails.
- f. On-grade stairways.
- g. Property line fences and walls, not including retaining walls.
- h. Underground utilities.
- i. Similar structures.

D. **Location of Development Areas.** The development areas are listed below and depicted in the referenced map exhibits adopted in Part 8 of this title. The placement of structures and grading is limited by development areas as defined in this section and in subsection (C) of this section. The development areas for each parcel are polygons established by the property lines and the following development lines. (See Map Exhibits B-1 through B-8, attached to the ordinance codified in this title.) All contour lines refer to NAVD88 contours.

1. **Map 1—Kings Place.**

- a. Kings Place (104-112 and 204-224).
 - i. Development Area A. Between the front property line adjacent to Kings Place and the development line established at an elevation that is sixteen (16) feet below the average elevation of the top of the curb adjacent to the lot.
 - ii. Development Area C. All portions of the lot not located in Area A.
- b. Kings Place (116-200).

- i. Development Area A. As indicated by the specified distance (in feet) from the front property line on the development area map.
- ii. Development Area B. All portions of the lot not located in Area A or C.
- iii. Development Area C. Between the down slope boundary of Area A and a development line established at the twenty-six (26) foot contour line.¹
- iv. Additional Development Standards. Sport courts are allowed in Area B. Enclosed accessory structures that do not exceed twelve (12) feet in height from existing or finished grade and do not exceed four hundred (400) square feet (cumulative) in area shall be allowed in Area B.

2. Map 2—Irvine Terrace.

a. Dolphin Terrace.

- i. Development Area A. Between the front property line adjacent to Dolphin Terrace and a ten (10) foot setback from the top of the existing bluff.
- ii. Development Area B. Between the ten (10) foot setback from the top of the existing bluff and a line established at an elevation that is thirteen (13) feet below the average elevation of the top of the curb adjacent to the lot.
- iii. Development Area C. All portions of the lot not located in Areas A and B.

3. Map 3—Irvine Terrace.

a. Bayadere Terrace (1607).

- i. Development Area A. The extent of the existing principal structure.
- ii. Development Area B. Between the extent of the existing development and a development line established at an elevation that is thirteen (13) feet below the average elevation of the top of the curb adjacent to the lot.
- iii. Development Area C. All portions of the lot not located in Areas A and B.

b. Bayadere Terrace (1615-1638).

- i. Development Area A. Between the front property line adjacent to Bayadere Terrace and the forty-eight (48) foot contour line*.

- ii. Development Area B. Between the forty-eight (48) foot contour line* and a development line established at an elevation that is thirteen (13) feet below the average elevation of the top of the curb adjacent to the lot.
 - iii. Development Area C. All portions of the lot not located in Areas A and B.
- c. Bayadere Terrace (1701-2201).
- i. Development Area A. Between the front property line adjacent to Bayadere Terrace and the fifty (50) foot contour line*.
 - ii. Development Area B. Between the fifty (50) foot contour line and a development line established at an elevation that is thirteen (13) feet below the average elevation of the top of the curb adjacent to the lot.
 - iii. Development Area C. All portions of the lot not located in Areas A and B.

4. Map 4—Avocado Avenue/Pacific Drive.

- a. Avocado Avenue.
 - i. Development Area A. Above the sixty-eight (68) foot contour line for 415 Avocado Avenue, above the fifty (50) foot contour line for 411 Avocado Avenue and the prolongation of such contour line along the shortest segment to the thirty-five (35) foot contour line² for 401 Avocado Avenue.
 - ii. Development Area C. Below the sixty-eight (68) foot contour line at 415 Avocado Avenue, fifty (50) foot contour line at 411 Avocado Avenue, and below the thirty-five (35) foot contour line* along 401 Avocado Avenue.
- b. Pacific Drive (2235-2329).
 - i. Development Area A. Between the front property line adjacent to Pacific Drive and the fifty-three (53) foot contour line.*
 - ii. Development Area C. All portions of the lot not located in Area A.

5. Map 5—Carnation Avenue.

- a. Carnation Avenue (201-233).
 - i. Development Area A. Between the front property line adjacent to Carnation Avenue and the 50.7-foot contour line.*
 - ii. Development Area C. All portions of the lot not located in Area A.
- b. Carnation Avenue (239-317).

- i. Development Area A. As indicated by the specified distance (in feet) from the front property line adjacent to Carnation Avenue on the development area map.
- ii. Development Area B. Between the Area A development line and the seventy (70) foot contour line.*
- iii. Development Area C. All portions of the lot not located in Area A or B.
- iv. Additional Development Standards. If Area A overlaps Area B, the area of overlap shall be regulated as Area A.

6. Map 6—Ocean Boulevard/Breakers Drive.

- a. Breakers Drive (3100-3200).
 - i. Development Area A. Between the fifty-two (52) foot contour line* and the property line adjacent to Breakers Drive.
 - ii. Development Area B. Between the forty-eight (48) foot contour line* and the thirty-three (33) foot contour line.*
 - iii. Development Area C. All portions of the lot not located in Area A or B.
 - iv. Additional Development Standards. Structure height may not exceed the fifty-two (52) foot contour line.* No fences or walls allowed in Area C.
- b. Ocean Boulevard (3207-3309).
 - i. Development Area A. Between the forty-eight (48) foot contour line* and the property line adjacent to Ocean Boulevard and between the thirty-three (33) foot contour line* and the property line adjacent to Breakers Drive.
 - ii. Development Area C. Between the thirty-three (33) foot and forty-eight (48) foot contour lines.*
 - iii. Additional Development Standards. Covered walkways connecting a conforming garage and principal structure are allowed in Area C.
- c. Ocean Boulevard (3317-3431).
 - i. Development Area A. Between the forty-eight (48) foot contour line* and the property line adjacent to Ocean Boulevard.
 - ii. Development Area B. Between the forty-eight (48) foot contour line and the thirty-eight (38) foot contour line.*
 - iii. Development Area C. All portions of the lot not located in Area A or B.
 - iv. Additional Development Standards. No fences or walls in Area C.

- d. Ocean Boulevard (3601-3729).
 - i. Development Area A. Between the property line adjacent to Ocean Boulevard and the seaward extent of the existing development area.
 - ii. Development Area C. All portions of the lot not located in Area A.
 - iii. Additional Development Standards. New development shall not extend further onto the bluff face beyond existing development.

7. Map 7—Shorecliffs.

- a. Shorecliff Road.
 - i. Development Area A. As indicated by the specified distance (in feet) from the front property line on the development area map.
 - ii. Development Area B. Between the seaward boundary of Area A and a line established by a ten (10) foot setback from the bluff edge (not all lots have an Area B).
 - iii. Development Area C. All portions of the lot not located in Area A or B.
 - iv. Additional Development Standards. If Area A overlaps Area B, the area of overlap shall be regulated as Area A. No fences or walls shall be allowed in Area C.

8. Map 8—Cameo Shores.

- a. Brighton Road.
 - i. Development Area A. As indicated by the specified distance (in feet) from the front property line on the development area map.
 - ii. Development Area B. Between the seaward boundary of Area A and a line established by a ten (10) foot setback from the bluff edge (not all lots may have an Area B).
 - iii. Development Area C. All portions of the lot not located in Area A or B.
 - iv. Additional Development Standards. If Area A overlaps Area B, the area of overlap shall be regulated as Area A. No fences or walls shall be allowed in Area C.

E. **Basements.** Basements are allowed in Area A and may be constructed at an elevation (NAVD88) below any specified contour elevation. Basements shall not daylight on the bluff or slope face beyond Area A.

F. **Grading—All Development Areas.** Grading is limited to the minimum necessary for the

construction and placement of allowed structures.

G. Encroachments.

1. **Above Grade Encroachments.** Balconies, bay windows, eaves, architectural features, and shading devices attached to principal or accessory structures may encroach from Area A into Area B without limitation, provided they do not require ground support. Balconies, bay windows, eaves, architectural features, and shading devices attached to principal or accessory structures may encroach from Area A or Area B into Area C, provided they do not require ground support and encroach no farther than five feet into Area C and comply with any required minimum setbacks.
2. **Subterranean Structural Encroachments.** Foundations, basement walls, structural supports, and shoring for principal structures may encroach a maximum of twenty-four (24) inches into an adjacent development area (B or C).

H. Nonconforming Structures. Principal and accessory structures that do not conform to the development standards of this chapter shall comply with Section 21.38.040 (Nonconforming Structures) of this Zoning Code.

I. Adjustment of Development Area Boundary.

1. **Reduced Development Area(s).** A bluff development area shall be reduced whenever necessary to:
 - a. Ensure safety and stability against slope failure (i.e., landsliding) for the economic life of a development. At a minimum, the development area shall be adjusted to ensure a slope stability factor greater than or equal to 1.5 at the end of the economic life of the development for the static condition of the bluff or a factor of safety greater than or equal to 1.1 for the seismic condition of the bluff, whichever is further landward; and
 - b. Ensure that the principal structures are safe from hazards due to erosional factors for the economic life of the building.
2. **Increased Development Area(s).** A development area's boundaries may be adjusted through the approval of a coastal development permit in compliance with Section 21.52.040 (Coastal Development Permits) to allow structures and grading not otherwise allowed. In addition to the coastal development permit findings, all of the following findings shall also be made:
 - a. The increased bluff development area will ensure a slope stability factor of safety greater than or equal to 1.5 at the end of the economic life of the development for the static condition of the bluff or a factor of safety greater than or equal to 1.1 for the seismic condition of the bluff or canyon, whichever is farther landward;
 - b. The increased bluff development area will provide adequate protection

from erosion factors for the economic life of the development;

- c. The increased bluff development area will be compatible and consistent with surrounding development; and
- d. The increased bluff development area will not have an impact on public views or sensitive habitat areas, and is not otherwise detrimental to the general public health and welfare.

21.28.050 – Canyon (C) Overlay District

- A. **Applicability.** This section applies to lots located in the Canyon (C) Overlay District as indicated on the Coastal Zoning Map. All development shall comply with the applicable development standards (e.g., setbacks, height) of the underlying coastal zoning district in addition to the standards provided in this section. In situations where an inconsistency occurs between the development standards of the underlying coastal zoning district and the standards in this section the most restrictive standard shall prevail.
- B. **Uses Allowed.** Land uses allowed in the C Overlay District are all those uses allowed in the underlying coastal zoning district.
- C. **Development Stringline Setback.** Development within the C Overlay District shall not extend beyond the predominant line of existing development on canyon faces by establishing a development stringline where a line is drawn between nearest adjacent corners of existing principal and accessory structures on either side of the subject property. The development stringline setback shall be used only to establish the development area on the canyon face and shall be used to determine the maximum floor area limit for the lot.
- D. **Existing Structures.** Existing principal and accessory structures that extend beyond the development stringline setback maybe modified or replaced with alike principal and accessory structures provided development remains within the footprint of the existing structure.

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