

Table of Contents

Part 1 Implementation Plan Applicability

Chapter 21.10 – Purpose and Applicability of the Implementation Plan

21.10.010	Title
21.10.020	Purpose
21.10.030	Authority, Relationship to the Coastal Land Use Plan
21.10.040	Applicability of Implementation Plan
21.10.050	Responsibility for Administration
21.10.065	Periodic Review and Update

Chapter 21.12 – Interpretation of Implementation Plan Provisions

21.12.010	Purpose
21.12.020	Rules of Interpretation

Chapter 21.14 – Coastal Maps

21.14.010	Coastal Zoning Map Adopted by Reference
21.14.020	Coastal Zoning Districts Established
21.14.030	Coastal Zoning District Symbols
21.14.045	Permit and Appeal Jurisdiction Map

Part 2 Coastal Zoning Districts, Allowable Land Uses, and Coastal Zoning District Standards

Chapter 21.16 – Development and Land Use Approval Requirements

21.16.010	Purpose
21.16.020	General Requirements for Development and New Land Uses
21.16.030	Allowable Land Uses
21.16.040	Short-Term Uses and Structures
21.16.050	Special Events
21.16.060	Additional Permits and Approvals May Be Required

Chapter 21.18 – Residential Coastal Zoning Districts (R-A, R-1, R-BI, R-2, RM, RMD)

21.18.010	Purposes of Residential Coastal Zoning Districts
21.18.020	Residential Coastal Zoning Districts Land Uses
21.18.030	Residential Coastal Zoning Districts General Development Standards

Chapter 21.20 – Commercial Coastal Zoning Districts (CC, CG, CM, CN, CV, OG)

21.20.010	Purposes of Commercial Coastal Zoning Districts
21.20.020	Commercial Coastal Zoning Districts Land Uses
21.20.030	Commercial Coastal Zoning Districts General Development Standards

Chapter 21.22 – Mixed-Use Coastal Zoning Districts (MU-V, MU-MM, MU-CV/15th St, MU-W1, MU-W2)

- 21.22.010 Purposes of Mixed-Use Coastal Zoning Districts
- 21.22.020 Mixed-Use Coastal Zoning Districts Land Uses
- 21.22.030 Mixed-Use Coastal Zoning Districts General Development Standards

Chapter 21.26 – Special Purpose Coastal Zoning Districts (OS, PC, PF, PI, and PR)

- 21.26.010 Purposes of Special Purpose Coastal Zoning Districts
- 21.26.020 OS, PF, PI, and PR Coastal Zoning Districts Land Uses
- 21.26.030 OS, PF, PI, and PR Coastal Zoning Districts General Development Standards
- 21.26.045 Planned Community Coastal Zoning District Land Uses
- 21.26.055 Planned Community Coastal Zoning District Property Development Standards
- 21.26.065 Planned Communities Without Development Plans
- 21.26.075 Newport Banning Ranch

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

- 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

Part 3 Site Planning and Development Standards

Chapter 21.30 – Property Development Standards

- 21.30.010 Purpose and Applicability
- 21.30.015 General Site Planning and Development Standards
- 21.30.025 Coastal Zone Subdivisions
- 21.30.030 Natural Landform and Shoreline Protection
- 21.30.040 Fences, Hedges, Walls, and Retaining Walls
- 21.30.050 Grade Establishment
- 21.30.060 Height Limits and Exceptions
- 21.30.065 Signs
- 21.30.070 Outdoor Lighting
- 21.30.075 Landscaping
- 21.30.085 Water Efficient Landscaping
- 21.30.100 Scenic and Visual Quality Protection
- 21.30.105 Cultural Resource Protection
- 21.30.110 Setback Regulations and Exceptions
- 21.30.130 Traffic Safety Visibility Area
- 21.30.135 Water Quality Control

Chapter 21.30A – Public Access and Recreation

- 21.30A.010 Purpose
- 21.30A.020 Applicability and Exemptions
- 21.30A.030 Protection or Provision of Public Access Required
- 21.30A.040 Determination of Public Access/Recreation Impacts
- 21.30A.050 Development Standards
- 21.30A.060 Access Title and Guarantee
- 21.30A.070 Timing of Access Requirements
- 21.30A.080 Management and Maintenance

Chapter 21.30B – Habitat Protection

- 21.30B.010 Purpose
- 21.30B.020 Initial Site Resources Survey
- 21.30B.030 Environmentally Sensitive Habitat Areas
- 21.30B.040 Wetlands, Deepwater Areas, and Other Water Areas
- 21.30B.050 Coastal Dunes
- 21.30B.060 Mitigation and Monitoring

Chapter 21.30C – Harbor and Bay Regulations

- 21.30C.010 Purpose
- 21.30C.020 Applicability
- 21.30C.030 General Provisions
- 21.30C.040 Vessel Berthing and Storage
- 21.30C.050 Harbor Development Regulations
- 21.30C.060 Harbor Development Permits
- 21.30C.070 Dredging Permits

Chapter 21.34 – Conversion or Demolition of Affordable Housing

- 21.34.010 Purpose
- 21.34.020 Applicability
- 21.34.030 Exemptions
- 21.34.050 Replacement of Affordable Housing

Chapter 21.38 – Nonconforming Uses and Structures

- 21.38.010 Purpose
- 21.38.020 Applicability
- 21.38.030 Determination of Nonconformity
- 21.38.040 Nonconforming Structures
- 21.38.050 Nonconforming Uses
- 21.38.060 Nonconforming Parking
- 21.38.070 Landmark Structures
- 21.38.080 Repair of Damaged or Partially Destroyed Nonconformities

Chapter 21.40 – Off-Street Parking

- 21.40.010 Purpose

- 21.40.020 Applicability
- 21.40.030 Requirements for Off-Street Parking
- 21.40.040 Off-Street Parking Spaces Required
- 21.40.045 Bicycle Parking for Non-residential Developments
- 21.40.050 Parking Requirements for Shopping Centers
- 21.40.060 Parking Requirements for Food Service Uses
- 21.40.070 Development Standards for Parking Areas
- 21.40.110 Adjustments to Off-Street Parking Requirements
- 21.40.120 Parking Management Districts
- 21.40.130 In-Lieu Parking Fee
- 21.40.145 Preferential Parking Zones

Chapter 21.44 – Transportation and Circulation

- 21.44.010 Purpose
- 21.44.020 Site Design
- 21.44.035 Transportation Demand Management
- 21.44.045 Vacations and Abandonments
- 21.44.055 Temporary Street Closures

Part 4 Standards for Specific Land Uses

Chapter 21.48 – Standards for Specific Land Uses

- 21.48.010 Purpose
- 21.48.025 Visitor Accommodations
- 21.48.035 Newport Harbor
- 21.48.045 Industrial Uses
- 21.48.055 Public Beaches
- 21.48.065 Environmentally Sensitive Habitat Areas
- 21.48.075 Wetlands and Deepwater Areas
- 21.48.085 Public Trust Lands
- 21.48.095 Temporary Uses and Special Events

Part 5 Planning Permit Procedures

Chapter 21.50 – Permit Application Filing and Processing

- 21.50.010 Purpose
- 21.50.020 Authority for Decisions
- 21.50.030 Application Preparation and Filing
- 21.50.040 Application Fees
- 21.50.050 Initial Application Review
- 21.50.060 Project Evaluation and Staff Reports
- 21.50.070 Environmental Review

Chapter 21.52 – Coastal Development Review Procedures

- 21.52.010 Purpose
- 21.52.015 Permit Required

- 21.52.025 Emergency Coastal Development Permits
- 21.52.035 Projects Exempt from Coastal Permit Requirements
- 21.52.045 Categorical Exclusions
- 21.52.055 Waiver for De Minimis Development

Chapter 21.54 – Permit Implementation, Time Limits, and Extensions

- 21.54.010 Purpose
- 21.54.020 Use of Property
- 21.54.030 Effective Date of Permits; Notice of Final Action
- 21.54.040 Applications Deemed Approved
- 21.54.050 Performance Guarantees
- 21.54.060 Time Limits and Extensions
- 21.54.070 Changes to an Approved Project
- 21.54.080 Resubmittals
- 21.54.090 Covenants

Part 6 Implementation Plan Administration

Chapter 21.62 – Public Hearings

- 21.62.010 Purpose
- 21.62.025 Notice of Public Hearing for Appealable Coastal Development
- 21.62.035 Notice of Public Hearing for Non-Appealable Coastal Development
- 21.62.045 Hearing Procedure
- 21.62.055 Decision

Chapter 21.64 – Appeals

- 21.64.010 Purpose
- 21.64.020 Appeals
- 21.64.030 Filing and Processing of Appeals
- 21.64.040 Appeals to the Coastal Commission
- 21.64.050 Judicial Review of City Decision

Chapter 21.66 – Amendments

- 21.66.010 Purpose
- 21.66.020 Initiation of Amendment
- 21.66.030 Processing, Notice, and Hearing
- 21.66.040 Required Findings
- 21.66.050 Commission Recommendation
- 21.66.060 Council Decision
- 21.66.075 Submittal to the Coastal Commission
- 21.66.085 Effective Dates

Part 7 Definitions

Chapter 21.70 – Definitions

- 21.70.010 – Purpose of Part
- 21.70.020 – Definitions of Specialized Terms and Phrases

Part 8 Maps (Pending)

- A. Area Maps (Referenced in various Chapters/Sections)
- B. Bluff Overlay, Development Area Maps (Section 21.28.040)
- C. Height Limit Areas (Subsection 21.30.060.C.2)
- D. Setback Maps (Section 21.18.030, Tables 2-2 and 2-3)
- E. Coastal Development Permit and Appeal Jurisdiction Map
- F. Planned Community Development Plans

Part 9 Specific Plans

Chapter 21.90 – Santa Ana Heights Specific Plan

Part 10 Appendices

- A. Oceanfront Encroachment Policy
- B. Coastal Access Signing Program
- C. Eelgrass Mitigation Plan (Pending)