

# Local Coastal Program

General Plan/LCP Implementation Committee  
October 23, 2013



# A few facts...

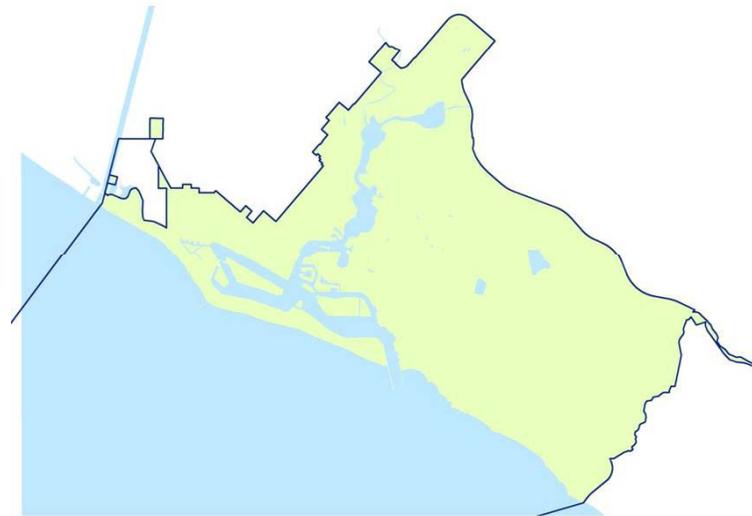


## ■ Land

- 23.6 square miles
- 12.5 sq. mi. in coastal zone
- 53/47 split

## ■ Water

- 23 square miles of ocean
- 1.25 square miles of bay
- 1.25 square miles of harbor
- 45 miles of shoreline



# A few more facts...



## ■ Harbor

- 9,900 boats
- 1,230 piers
- 2,330 slips & side ties
- 1,235 bay moorings

## ■ Beaches & Piers

- 8 miles of sandy beaches
- 10 million visitors annually
- 2 recreational ocean piers
- 11 public bay docks



# And a few more...



## ■ Parks

- 45 City coastal zone parks
- 100-ac Newport Dunes Aquatic Park
- 240-ac Crystal Cove State Park

## ■ Natural Areas

- 752-ac UNB Ecological Preserve
- 140-ac UNB Nature Preserve
- Semeniuk Slough
- Upper Buck Gully
- Newport Coast Canyons
- Marine Conservation Areas
- Newport Submarine Canyon



# Finally...



## ■ Development

- 21,300 dwelling units
- 4.7 million sq. ft. non-residential
- 2,699 hotel rooms



# Implementation Plan

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# Format



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

### Sections:

- 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

### 21.20.010 – Purposes of Commercial Coastal Zoning Districts

The purposes of the individual commercial coastal zoning districts and the manner in which they are applied are as follows:

- A. **CC (Commercial Corridor) Coastal Zoning District.** The CC Coastal Zoning District is intended to provide for areas appropriate for a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity.
- B. **CG (Commercial General) Coastal Zoning District.** The CG Coastal Zoning District is intended to provide for areas appropriate for a wide variety of commercial activities oriented primarily to serve Citywide or regional needs.
- C. **CM (Commercial Recreational and Marine) Coastal Zoning District.** The CM Coastal Zoning District is intended to provide for areas appropriate for commercial development on or near the waterfront that will encourage the continuation of coastal-dependent and coastal-related uses, maintain the marine theme and character, encourage mutually supportive businesses, encourage visitor-serving and recreational uses, and encourage physical and visual access to the bay on sites located on or near the bay.
- D. **CN (Commercial Neighborhood) Coastal Zoning District.** The CN Coastal Zoning District is intended to provide for areas appropriate for a limited range of retail and service uses developed in one or more distinct centers oriented to serve primarily the needs of and maintain compatibility with residential uses in the immediate area.
- E. **CV (Commercial Visitor-Serving) Coastal Zoning District.** The CV Coastal Zoning District is intended to provide for areas appropriate for accommodations, goods, and services intended to serve primarily visitors to the City.
- F. **OG (Office—General) Coastal Zoning District.** The OG Coastal Zoning District is intended to provide for areas appropriate for administrative, professional, and medical offices with limited accessory retail and service uses.
- G. **OM (Office—Medical) Zoning District.** The OM Coastal Zoning District is intended to provide for areas appropriate primarily for medical-related offices, other professional offices, retail, short-term convalescent and long-term care facilities, research labs, and similar uses.

Newport Beach LCP Implementation Plan - Sept 2013 Draft  
Page 21.2.0-1

### 21.20.020 – Commercial Coastal Zoning Districts Land Uses

- A. **Allowed Land Uses.** Table 2-4 indicates the uses allowed within each coastal zoning district.
- B. **Prohibited Land Uses.** Any table cell with “—” means that the listed land use is prohibited in that specific coastal zoning district.
- C. **Applicable Regulations.** The last column in the tables (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 2-4 ALLOWED USES	Commercial Coastal Zoning Districts							Specific Use Regulations
	A Allowed							
	CC	CG	CM	CN	CV	OG	OM	
Land Use <small>See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.</small>	CC	CG	CM	CN	CV	OG	OM	
<b>Industry, Manufacturing and Processing, and Warehousing Uses</b>								
Handcraft Industry	A	A	A	A	A	—	—	
Research and Development, General	—	—	—	—	—	A	A	
Research and Development, Restricted	—	—	—	—	—	A	A	
<b>Recreation, Education, and Public Assembly Uses</b>								
Assembly/Meeting Facilities	A	A	A	A	A	A	A	
Commercial Recreation and Entertainment	A	A	A	A	A	—	—	
Cultural Institutions	A	A	A	—	A	—	—	
Schools, Public and Private	—	A	A	A	A	A	—	
<b>Retail Trade Uses</b>								
Alcohol Sales (off-sale)	A	A	A	A	A	A	A	
Alcohol Sales (off-sale), Accessory Only	A	A	A	A	A	A	A	
Bulk merchandise	—	A	—	A	—	—	—	
<b>Marine Rentals and Sales</b>								
Boat Rentals and Sales	—	A	A	—	A	—	—	
Marine Retail Sales	A	A	A	—	A	—	—	
Retail Sales	A	A	A	A	—	A (1)	—	
Visitor-Serving Retail	A	—	—	—	A	—	—	
<b>Service Uses—Business, Financial, Medical, and Professional</b>								
ATM	A	A	A	A	A	A	A	

Newport Beach LCP Implementation Plan - Sept 2013 Draft  
Page 21.2.0-2

# Content



- Part 1 – Applicability
  - Purpose, interpretation, maps
- Part 2 – Coastal Zoning Districts
  - Land uses and property development standards
- Part 3 – Site Planning and Development Standards
  - Parking, landscaping, signs, non-conformities
- Part 4 – Standards for Specific Uses
  - Harbor, beaches, public trust lands, ESHA
- Part 5 – Coastal Permit Procedures
  - Authority, procedures, exemptions, exclusions

# Content

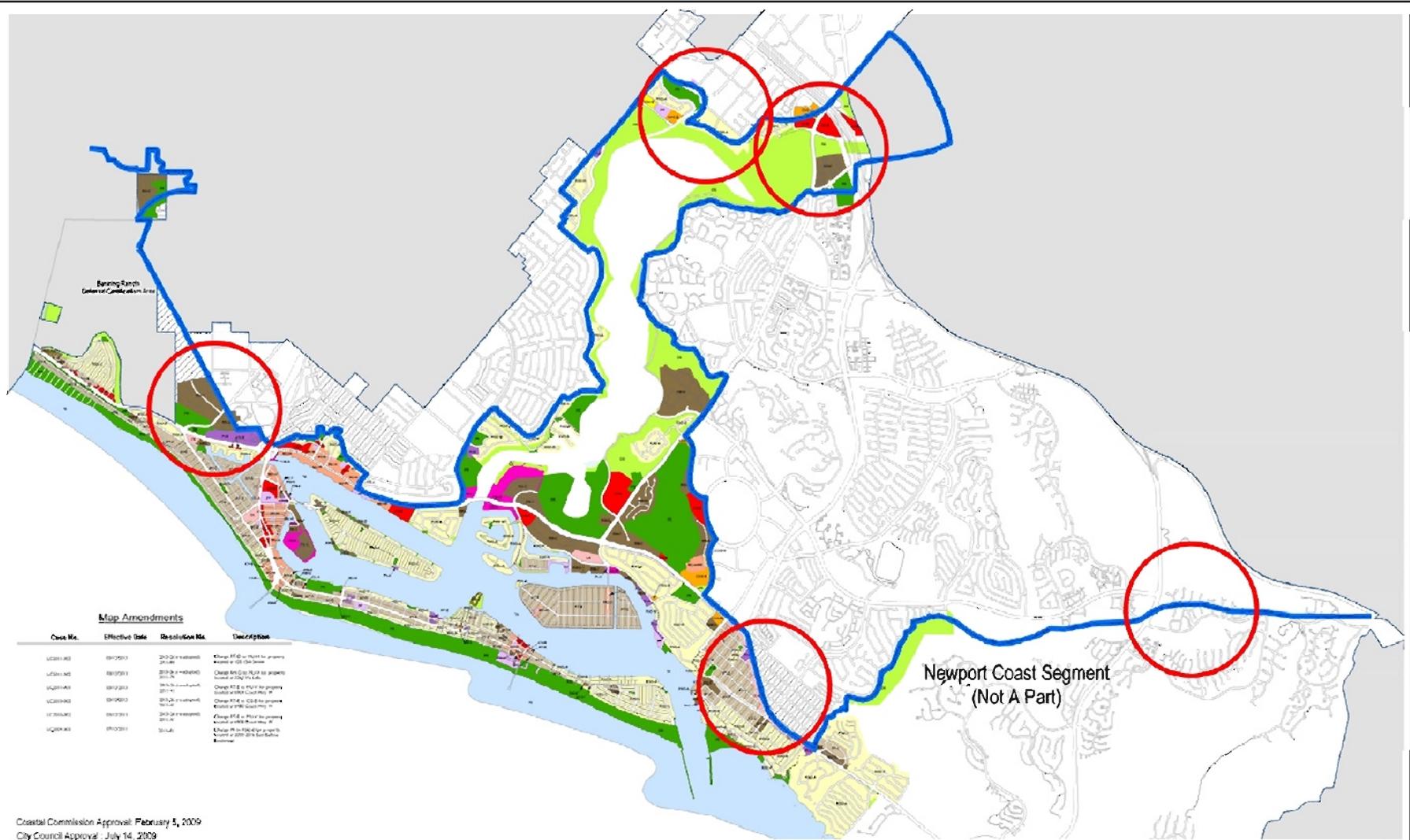


- Part 6 – Administration
  - Hearings, appeals, amendments, enforcement
- Part 7 – Definitions
  - Terms and phrases (including land uses)
- Part 8 – Maps and Site Plans
  - Zoning, height limits, setbacks, permit and appeal jurisdiction, PC site plans
- Part 9 – Specific Plans
  - Santa Ana Heights
- Part 10 – Appendices
  - Applicable guidelines and policies

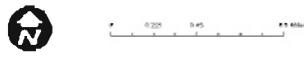
# Coastal Zone Boundary

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October 23, 2013

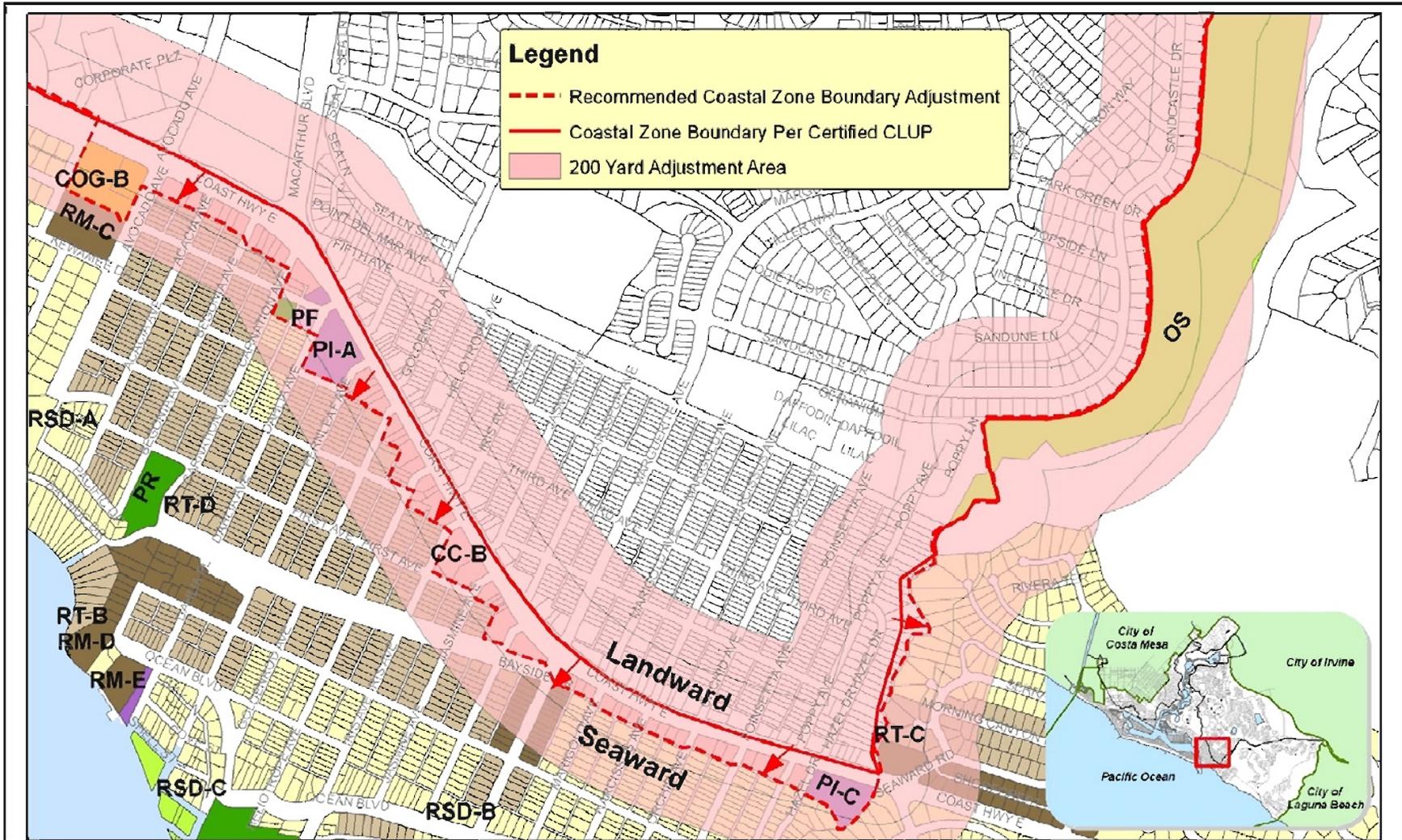




Coastal Commission Approval: February 5, 2009  
 City Council Approval: July 14, 2009







# Corona del Mar Map 1A

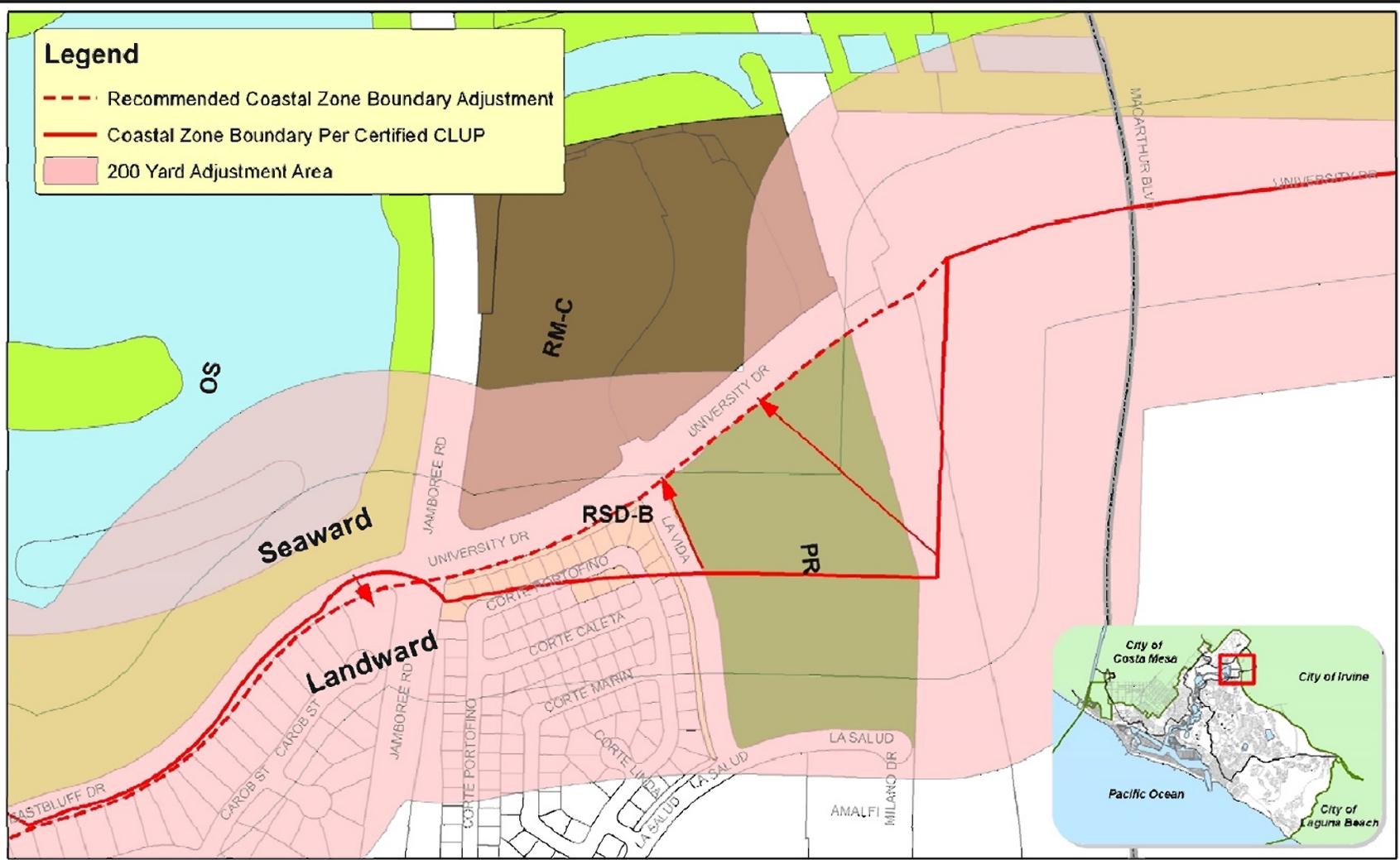
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0 250 500 1,000 Feet

**Legend**

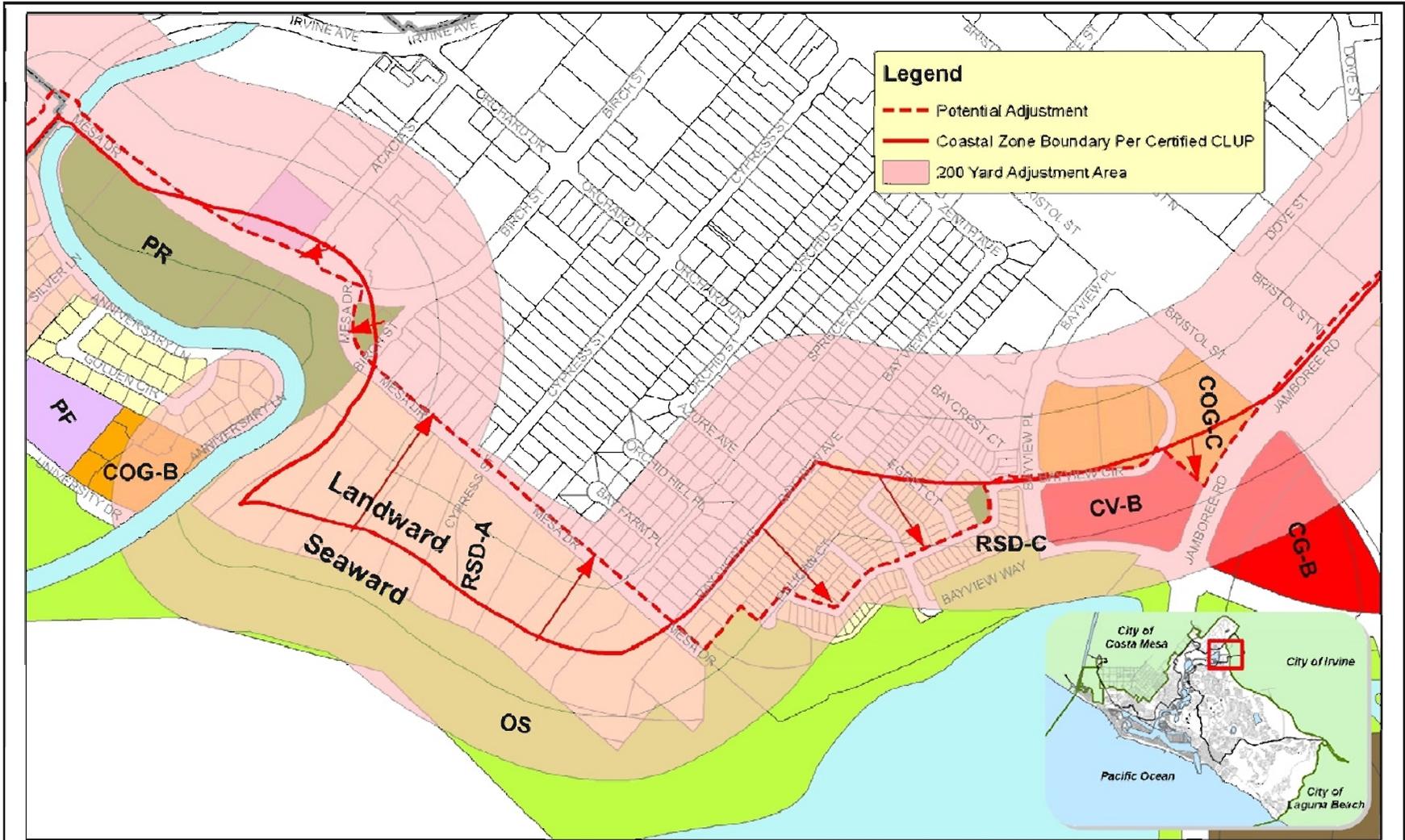
- - - Recommended Coastal Zone Boundary Adjustment
- Coastal Zone Boundary Per Certified CLUP
- 200 Yard Adjustment Area



**Upper Back Bay  
Map 2A**

September 25, 2013





Document Name: LCP CZB Review Upper Back Bay MAP2B proposed

# Upper Back Bay

## Map 2B

September 25, 2013

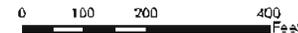


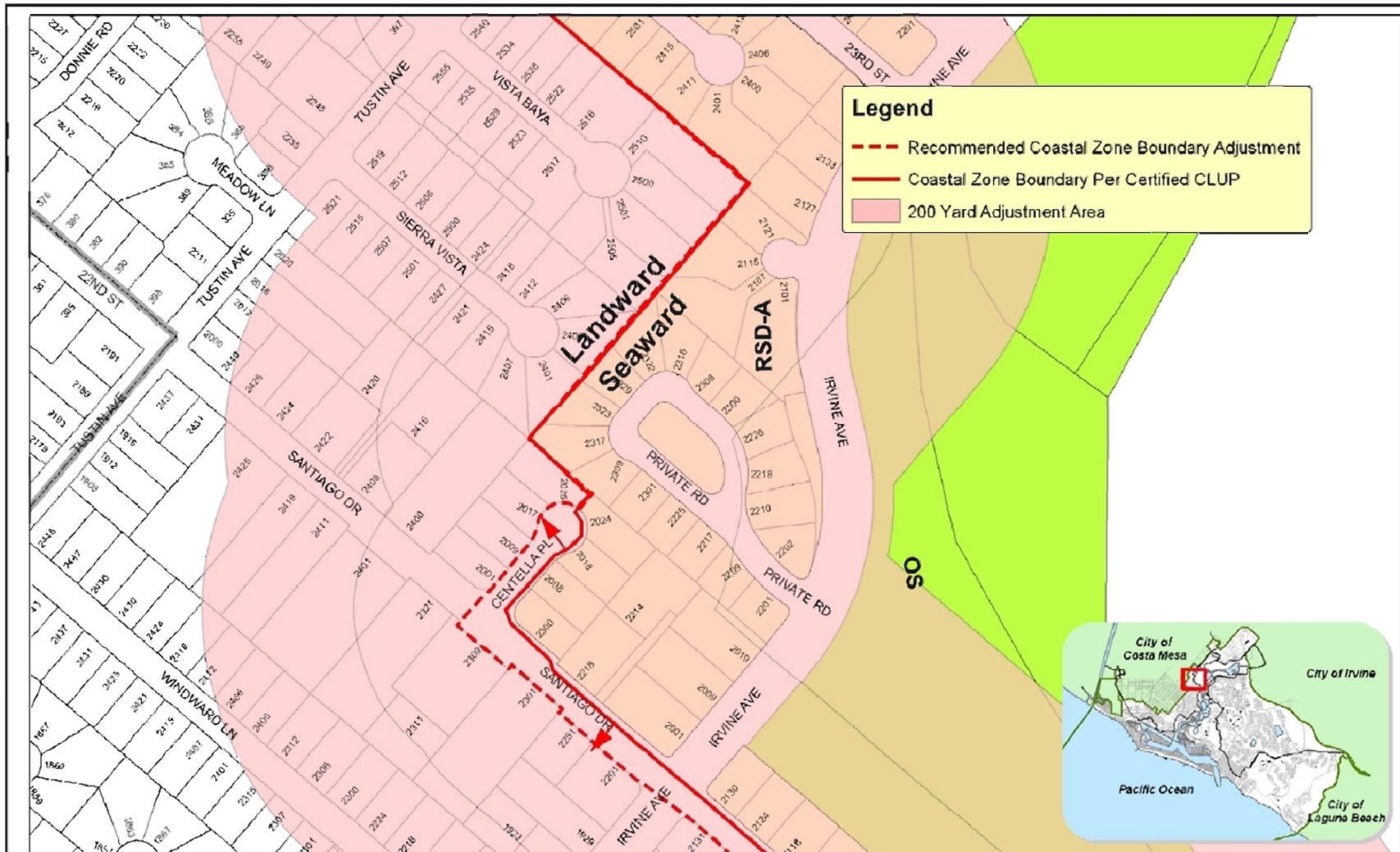


## Mariner's Drive and Galaxy Drive

### Map 4

September 25, 2013





**Legend**

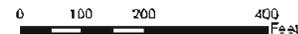
- - - Recommended Coastal Zone Boundary Adjustment
- Coastal Zone Boundary Per Certified CLUP
- 200 Yard Adjustment Area



Document Name: LCP\_CZB\_Review\_Private\_Rd\_Proposed

## Private Rd Map 3

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# Coastal Bluffs & Canyons

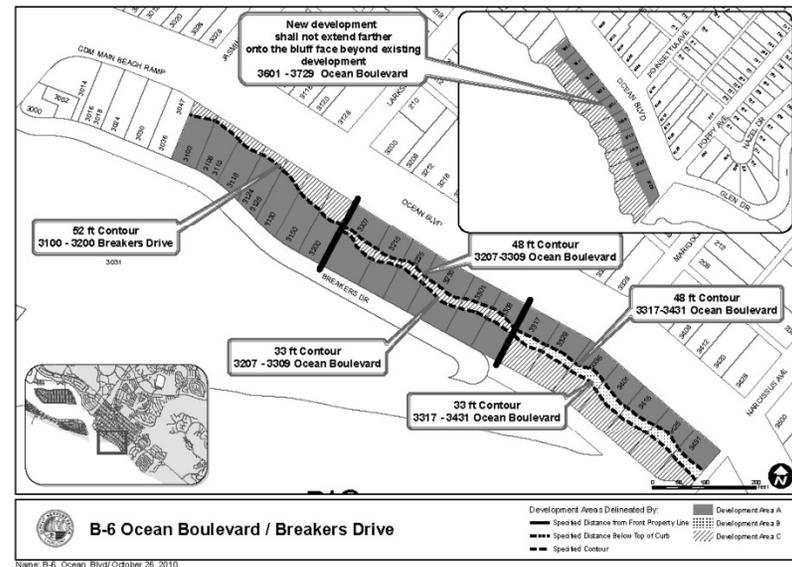
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October 23, 2013



# Coastal Bluffs Bluff Overlay

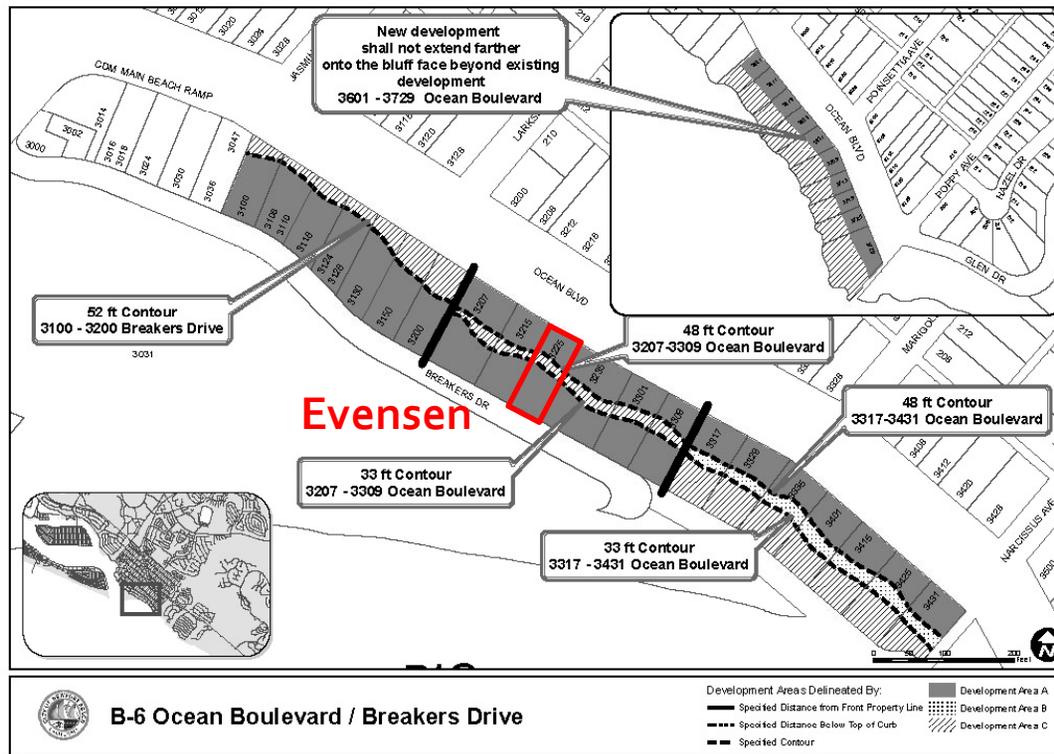


- Development Area A
  - Principal & Accessory Structures
- Development Area B
  - Accessory Structures
- Development Area C
  - Limited Accessory Structures



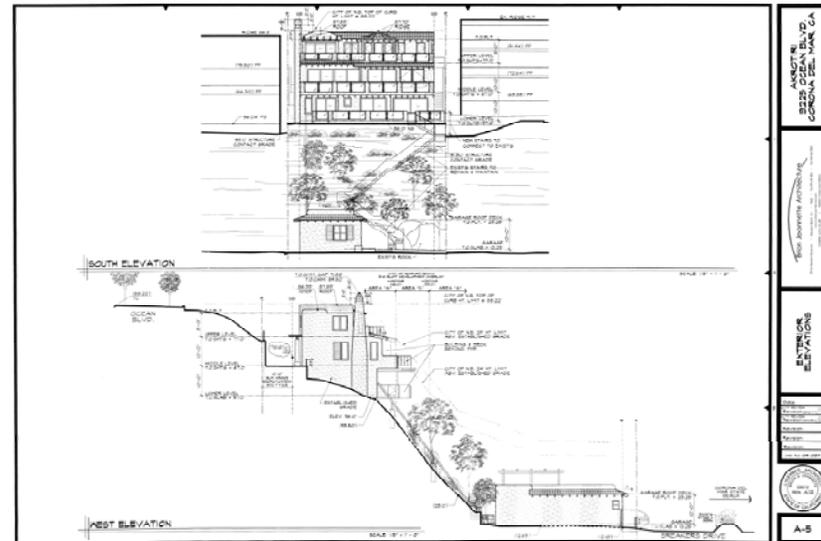
# Coastal Bluffs

## Ocean Blvd/Breakers Dr



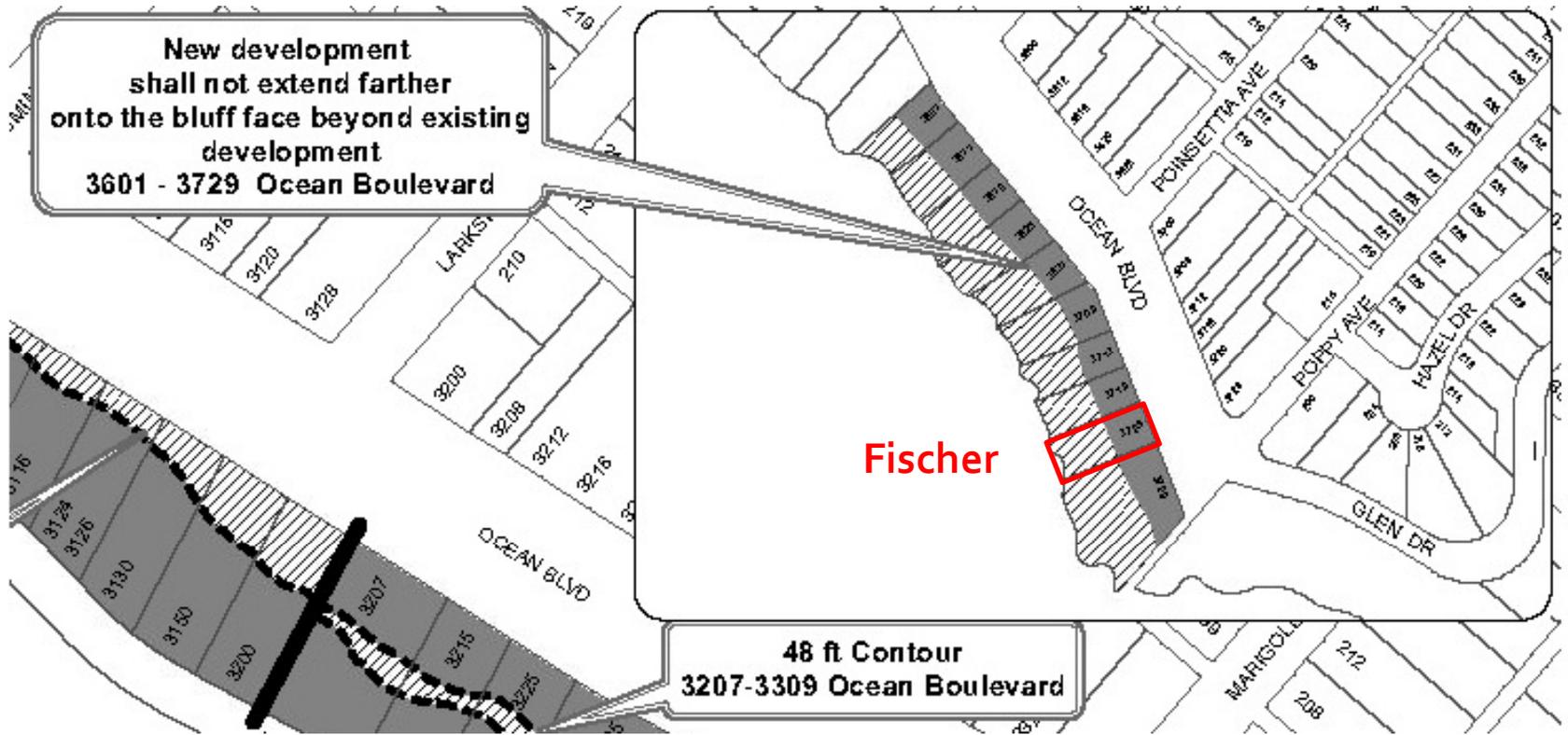
# Evensen Residence

3225 Ocean Blvd



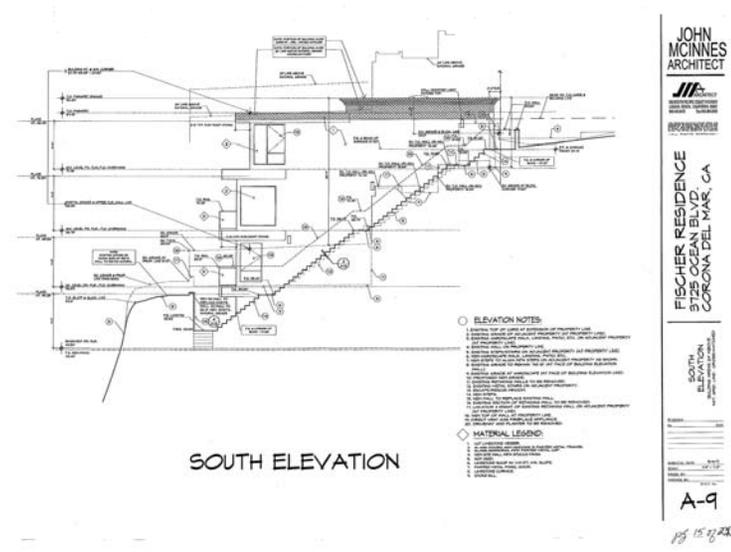
# Coastal Bluffs

## Ocean Blvd



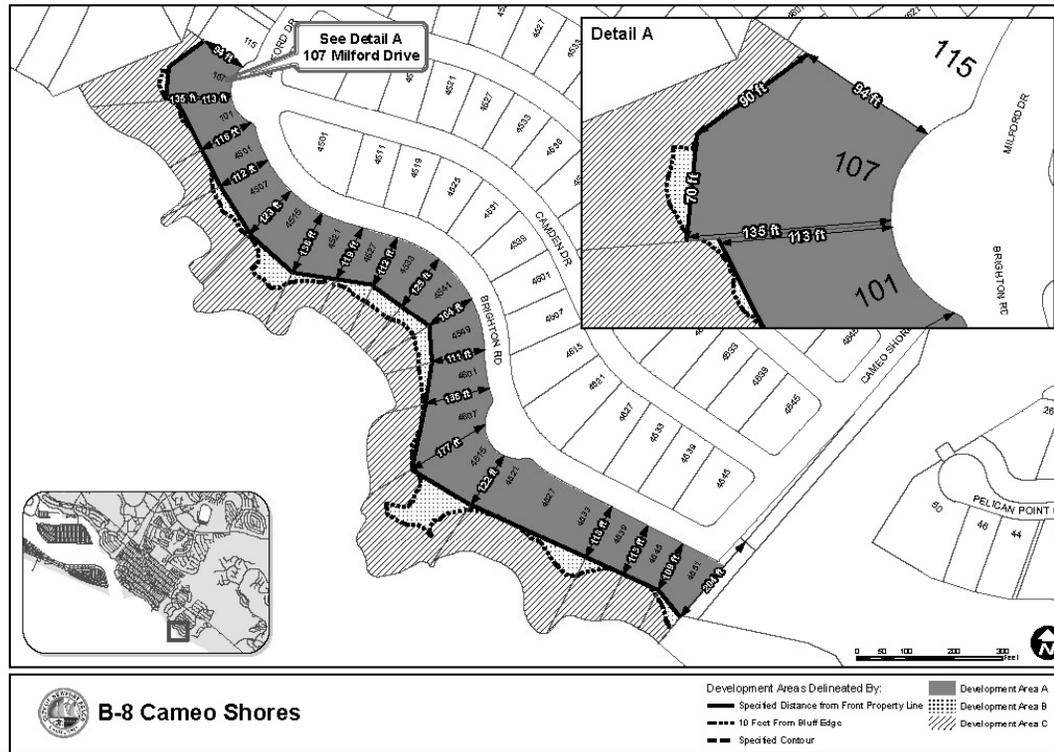
# Fischer Residence

## 3725 Ocean Blvd



# Coastal Bluffs

## Cameo Shores



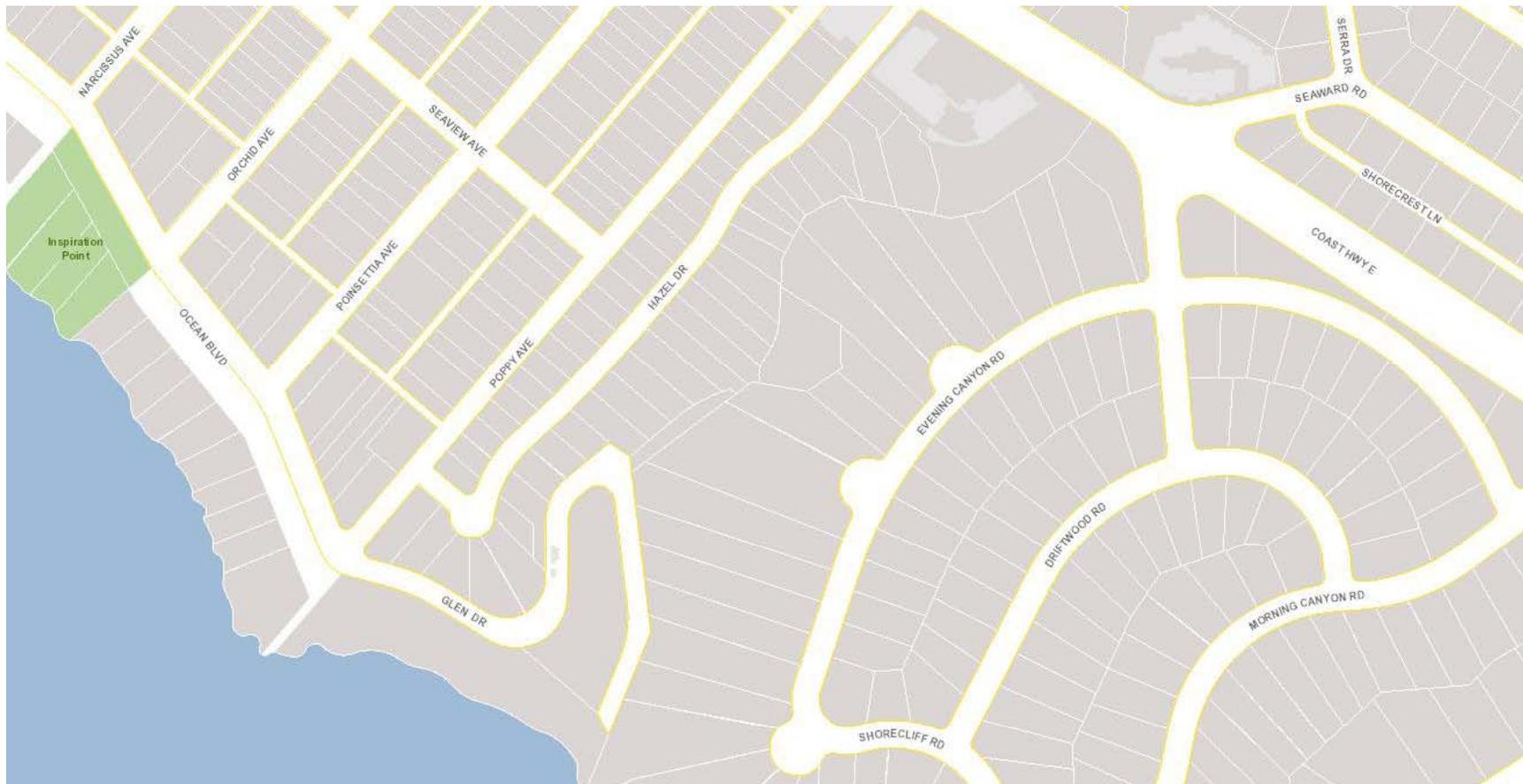


# Coastal Canyons

## Lower Buck Gully

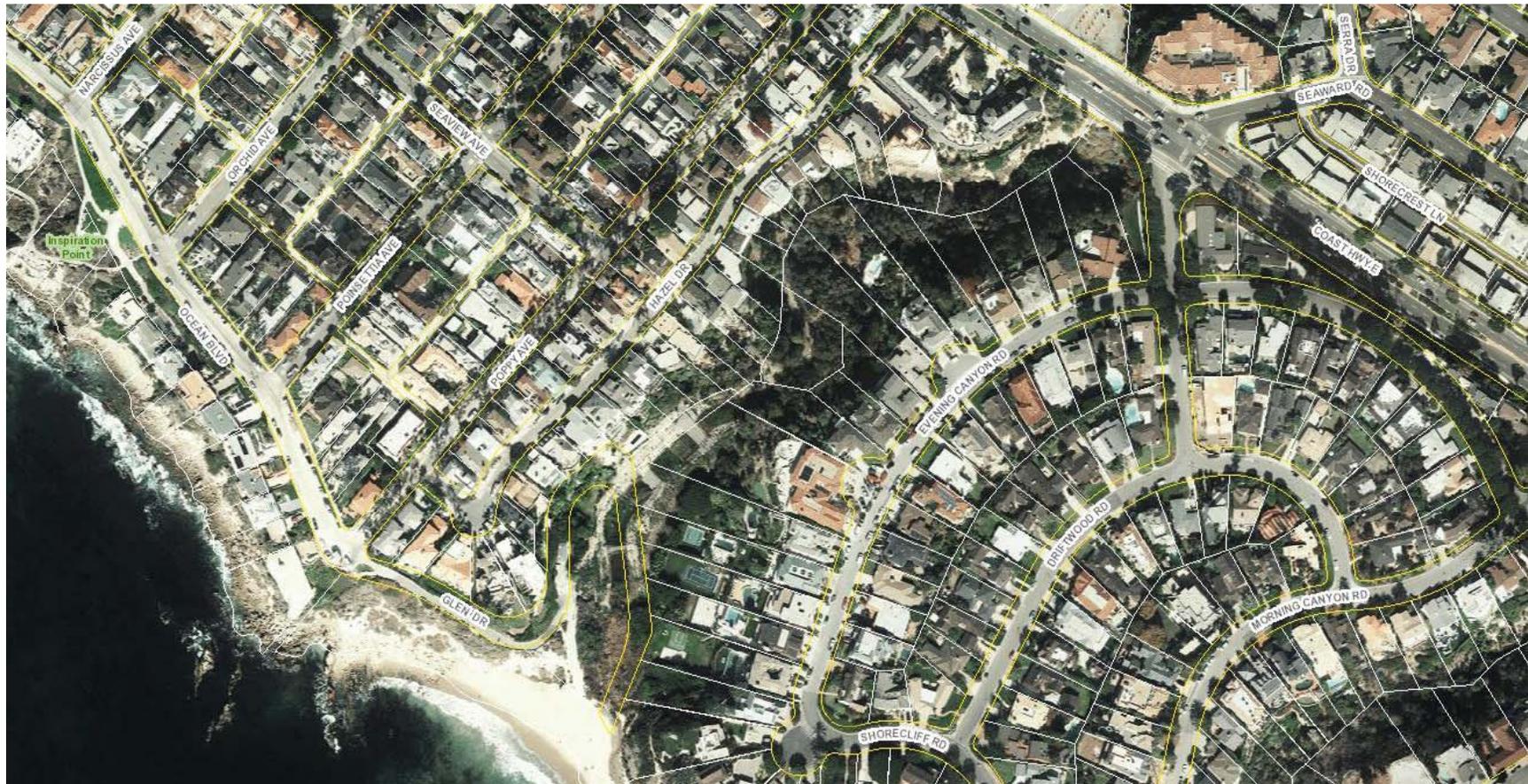


# Lower Buck Gully Lot Configuration

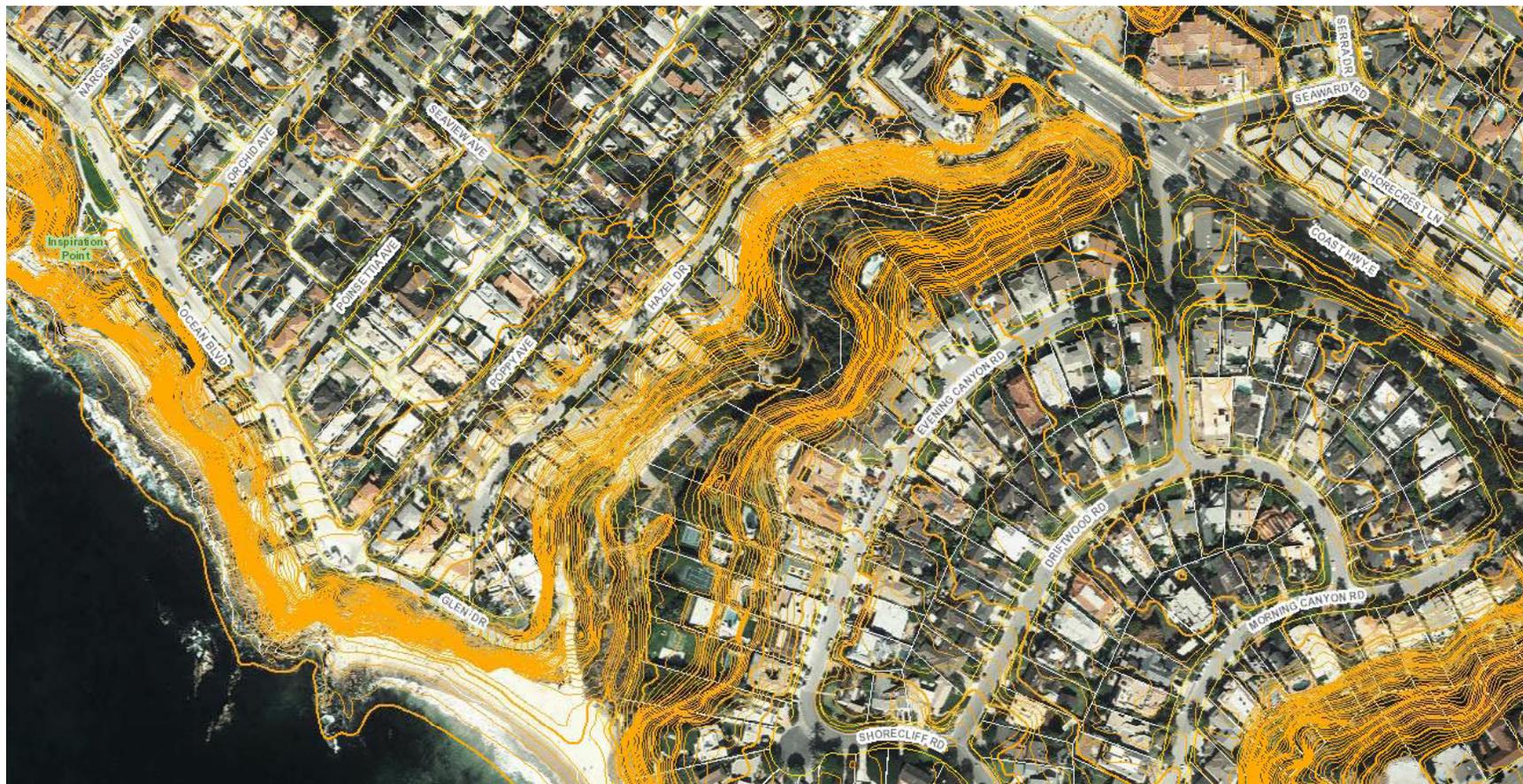


# Lower Buck Gully

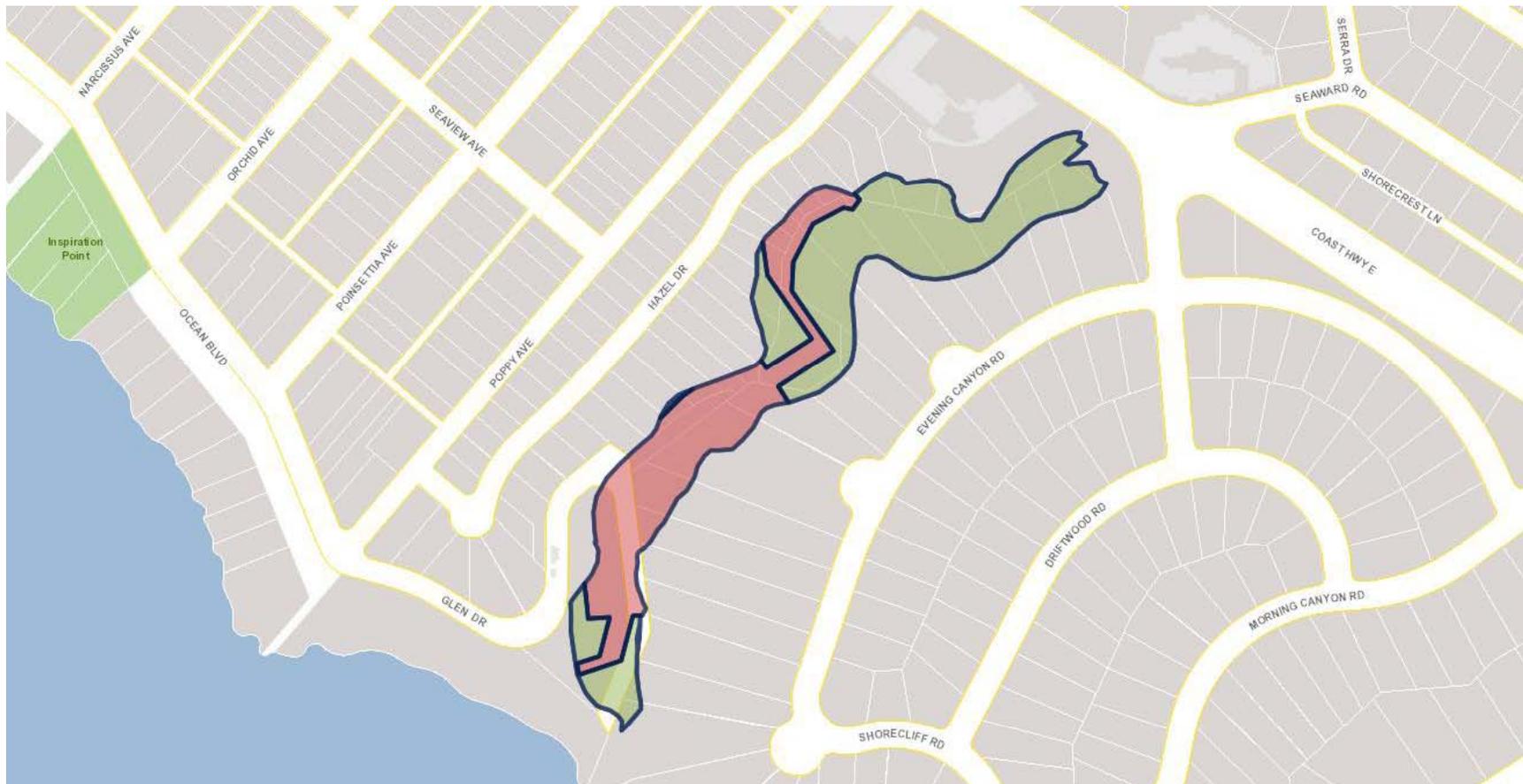
## Aerial



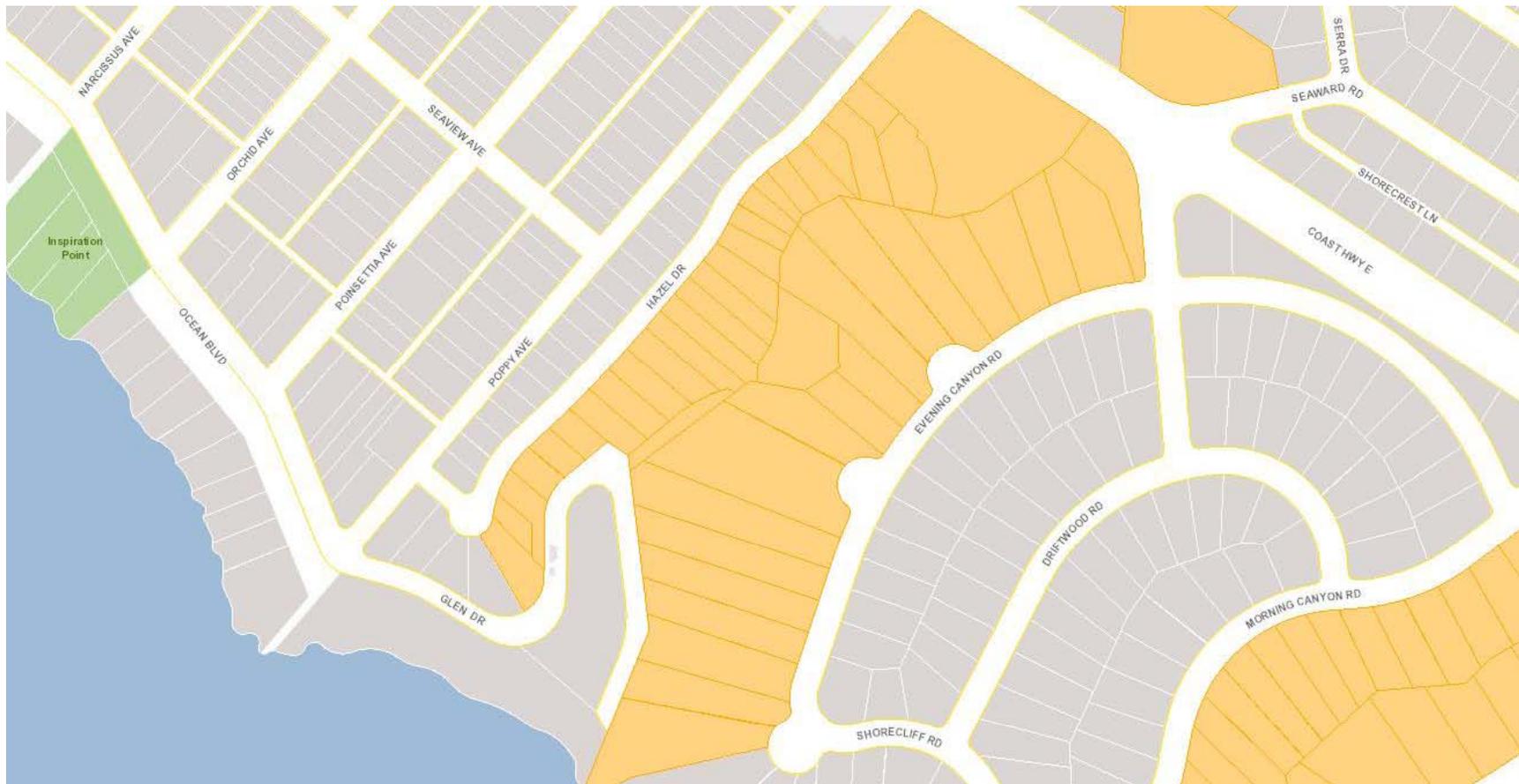
# Lower Buck Gully Topography



# Lower Buck Gully Habitat



# Lower Buck Gully Hazard Reduction Zone



# Schedule

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# Tentative Schedule



Task	Estimated Completion Date
Draft IP	
Administration/General Provisions	June 2013
Land Use Regulations	September 2013
Property Development Regulations	November 2013
Access and Resource Protection	February 2014
Community Workshops	March – April 2014
Notice of Intent/60 Day Review Period	May – June 2014
Finalize Draft IP	June – July 2014
Planning Commission Hearings	August – September 2014
City Council Hearings	October – November 2014
Submittal to Coastal Commission	December 2014
Deemed Complete	March 2015
Coastal Commission Staff Review	September 2015
Coastal Commission Hearings	October 2015
City Council Approval of Final IP	November 2015



For more information contact:

Patrick J. Alford, Planning Manager  
949-644-3235  
PAlford@newportbeachca.gov  
[www.newportbeachca.gov](http://www.newportbeachca.gov)