

Cumulative Projects List

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

Reasonably Foreseeable Discretionary Projects with CEQA review or Traffic Study:

Legend: **Projects Pending Coastal Commission Review**

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
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 1,171 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	Application submitted on March 9, 2017. Incomplete status. Anticipated Class 32 CEQA Exemption.	<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) 	Makana Nova

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
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 90,000-square-foot convalescent and congregate care facility with 121 beds (about 108 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	Scoping meeting held on August 15, 2016. Project being revisited and redesigned by applicant/developer. EIR preparation on hold as of April 17, 2017.	<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
Little Corona Infiltration (PA2015-096) (15X14)	Installation of a diversion and infiltration device on a public beach area.	Little Corona Beach	Final MND adopted on March 22, 2016. Project is on hold due to difficulties presented at Coastal Commission review.	<ul style="list-style-type: none"> • Mitigated Negative Declaration • Capital Improvement Program, City Council 	Benjamin Zdeba John Kappeler, Public Works

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Koll Newport Residential (PA2015-024)	Development of mixed use residential of up to 260 units, 3,000 sf. retail and one-acre park.	4400 Von Karman Ave.	Application submitted and deemed complete. EIR preparation is underway.	<ul style="list-style-type: none"> • Planned Community Development Plan Amendment • Site Development Plan • Transfer of Development Right • Traffic Study • Tentative Tract Map • Development Agreement • Environmental Impact Report 	Rosalinh Ung
ExplorOcean (PA2014-069)	Demolition of an existing one-story, 26,219 square foot commercial building and a 55-space subterranean parking garage; and the construction of a 70,295 square-foot, 4-story ocean literacy facility located on the 600 East Bay parcel; removal of a 63-metered space surface parking lot (aka: Palm Street Parking Lot) located on the 209 Washington Street, 600 and 608 Balboa Avenue, and 200 Palm parcels and the construction of a 388-space, 141,000 square foot, 5-level off-site parking structure; and a 6,500 square footage floating classroom to be located on the waterside of the project.	600 East Bay, 209 Washington Street, 600 and 608 Balboa Avenue, and 200 Palm	Application submitted 04/22/2014. On hold per applicant's request.	<ul style="list-style-type: none"> • General Plan Amendment • Coastal Land Use Plan Amendment • Zoning Code Amendment (Zone Change) • Planned Community Development Plan Adoption • Transfer Development Allocation • Site Development Review • Conditional Use Permit • Traffic Study pursuant to City's Traffic Phasing Ordinance (TPO) • Tentative Parcel Map and Alley Vacation • Harbor Development Permit • Coastal Development Permit (by California Coastal Commission) • Environmental Impact Report 	Rosalinh Ung

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
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 anticipated to be filed in 2018.	<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
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. The SDR and CUP was approved by the City in February 2016. The CDP was approved by the CCC in February 2017.	<ul style="list-style-type: none"> IS/MND Site Development Review Conditional Use Permit CDP (Coastal Commission) 	Patrick Alford
Newport Harbor Yacht Club (PA2012-091)	Demolition of the approximately 20,500 square foot yacht club facility and construction of a new 23,163 square foot facility. The yacht club use will remain on the subject property.	720 West Bay Avenue, 800 West Bay Avenue, 711-721 West Bay Avenue, and 710-720 Balboa Boulevard	Project approved by the City February 2014. Coastal Land Use Plan Amendment application withdrawn from California Coastal Commission in September 2015. Coastal Commission considers a Coastal Development Permit for the replacement yacht club on March 10, 2016. Under construction	<ul style="list-style-type: none"> General Plan Amendment Coastal Land Use Plan Amendment Zoning Code Amendment Planned Development Permit Conditional Use Permit 	Jim Campbell
Newport Dunes Hotel (PA2016-175)	A 275-room, 201,498-square-foot, hotel on 14.3 acres. Amenities include a coffee shop, gift/sundry shop, business center, function rooms, spa/fitness facilities, restaurant, pool, tennis courts, sand volleyball courts and picnic area.	West side of the Newport Dunes Resort Swimming Lagoon at 1131 Back Bay Drive.	Application incomplete.	<ul style="list-style-type: none"> PC Development Plan Site Development Review Conditional Use Permit Coastal Development Permit Environmental Impact Report 	Patrick Alford

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<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; 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>					

CIP Projects with CEQA review:

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
Little Corona Infiltration (PA2015-096) (15X14)	Installation of a diversion and infiltration device on a public beach area.	Little Corona Beach	Final MND adopted on March 22, 2016. Project is on hold due to difficulties presented at Coastal Commission review.	<ul style="list-style-type: none"> Mitigated Negative Declaration Capital Improvement Program, City Council 	Benjamin Zdeba John Kappeler, Public Works
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 under review. City is requesting lead agency status from Cal Trans.	<ul style="list-style-type: none"> IS/Negative Declaration Capital Improvement Program, City Council 	Patrick Arciniega, Public Works
Lower Sunset View Park Bridge, Parking Lot and Park (15R09)	Possible pedestrian overcrossings, parking and park uses for Lower Sunset View Park.	Intersection of West Coast Highway and Superior Avenue	An RFP for design services was sent in December of 2015. CEQA determination TBD.	<ul style="list-style-type: none"> Capital Improvement Program, City Council 	Andy Tran, Public Works
Balboa Island Seawall Reconstruction (15H11)	New seawall along the Grand Canal and on the west end of Balboa Island.	Balboa Island	Project initiated in 2011. A consultant has been selected for the project design. The RFP process has not yet been initiated for the MND.	<ul style="list-style-type: none"> Mitigated Negative Declaration Capital Improvement Program, City Council 	Bob Stein, Public Works

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Arches Storm Drain Diversion (16X11)	Arches drain outlet is the endpoint for two large storm drains that collect and deliver runoff from neighboring areas to Newport Harbor. The west storm drain collects runoff from Hoag Hospital and areas upstream and the east storm drain runs along Old Newport Boulevard and into Costa Mesa upstream of 15th Street. A conceptual plan to divert dry weather flows from these two subwatersheds to the sanitary sewer system has been prepared.	Newport Boulevard north of Coast Highway	Project initiated in 2015. CEQA determination TBD (exemption?). Anticipated project start date, September 2016.	<ul style="list-style-type: none"> • Capital Improvement Program, City Council 	John Kappeler, Public Works
Bayview Heights Drainage Treatment (15X11)	Restores a drainage reach subject to erosion and creates a wetland at the end of the reach to benefit environmental water quality.	Headlands area of Upper Bay downstream of Mesa Drive	City Council authorized project in May of 2015. Agency permit applications were submitted March of 2016. CEQA determination TBD (exemption?)	<ul style="list-style-type: none"> • Capital Improvement Program, City Council 	John Kappeler, Public Works
Big Canyon Rehab Project (15X12)	Divert about one third of the dry-weather flow from the creek into a bioreactor. The bioreactor strips selenium and other impurities from the flow. Clean flow is returned to the creek to reduce the concentration of pollutants within the stream by 30-35 percent. Storm flows from Jamboree Road also will be directed to the top level of this bioreactor/wetlands to strip roadway pollutants from the flow before the flow rejoins the creek. Partial streambed and canyon restoration are components of this project.	Big Canyon, downstream of Jamboree Road and south of Big Canyon Creek	Resource agency applications submitted March of 2016. Draft MND issued for public comment March 4, 2016.	<ul style="list-style-type: none"> • Mitigated Negative Declaration • Capital Improvement Program, City Council 	John Kappeler, Public Works
Bay Crossings Water Main Replacement (16W12)	Replaces deteriorating water transmission mains pursuant to the Water Master Plan and Bay Crossing Water Transmission Study.	Newport Harbor	A consultant has been selected for the project design. CEQA TBD	<ul style="list-style-type: none"> • Capital Improvement Program, City Council 	Patrick Arciniega, Public Works

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

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
ENC Preschool (PA2015-079)	Environmental Nature Center Preschool	745 Dover Drive	Planning Commission Approved 01/21/2016. Class 32 CEQA Exemption.	<ul style="list-style-type: none"> Minor Use Permit No. UP2015-020 Traffic Study No. TS2015-001 	Makana Nova	Yes	0%
Park Avenue Bridge Replacement (PA2014-135)	Demolish and replace Park Avenue bridge that connects Balboa Island and Little Balboa Island.	Balboa Island	MND adopted/approved by City Council November 25, 2014. Under construction	<ul style="list-style-type: none"> Mitigated Negative Declaration No. ND2014-002 	Gregg Ramirez	No	0%
Birch Newport Executive Center (PA2014-121)	The project includes the re- subdivision of four lots into three lots for commercial development and for condominium purposes, and the construction of two, 2-story medical office buildings totaling 64,000 square feet in gross floor area and a 324-space surface parking lot.	20350 & 20360 Birch Street (Formerly 20352 – 20412 Birch St)	Application submitted on 08/05/2014. Application and Addendum to MND approved by Planning Commission on 02/19/2015. Rough grading permits issued February 25, 2016.	<ul style="list-style-type: none"> Site Development Review No. SD2014-005 Minor Use Permit No. UP2014-032 Traffic Study No. TS2014-006 Parcel Map No. NP2014-017 Addendum to Mitigated Negative Declaration (PA2006-280) 	Jaime Murillo	Yes	0%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
Ebb Tide (PA2014-110)	The project includes a Tentative Tract Map application to subdivide a 4.7-acre site for 83 residential lots and a Site Development Review application for the construction of 83 single-unit residences, private streets, common open space, and landscaping. The Planned Community Development Plan is proposed to establish guidelines for development of the project site consistent with the General Plan. The Code Amendment is proposed to amend the Zoning Map to change the Zoning District from Multiple-Unit Residential (RM) to Planned Community (PC).	1560 Placentia Drive	Application submitted on 06/20/2014. An MND was prepared. The project was approved and the MND was adopted by the Planning Commission on August 6, 2015. Under construction. Completion of initial phases anticipated in late 2017 or early 2018.	<ul style="list-style-type: none"> Tentative Tract Map No. NT2014-002 Traffic Study No. TS2014-007 Planned Development Permit No. PL2015-001 Mitigated Negative Declaration No. ND2015-002 	Jim Campbell	Yes	0%
Lido House Hotel at the former city hall complex (PA2013-217)	General Plan Amendment, Coastal Land Use Plan Amendment, and Zoning Amendment to change site from Public Facilities to Visitor-serving commercial and increase the allowable building height. Demolition of former city hall buildings and the construction of a 130-room upscale hotel. Fire Station #2 to remain at current location.	3300 Newport Boulevard and 475 32 nd Street	Project approved by the City September 2014. Coastal Development Permit issued February 2016. Demolition complete and new construction underway. Completion of construction anticipated by summer of 2018.	<ul style="list-style-type: none"> General Plan Amendment Coastal Land Use Plan Amendment Zoning Code Amendment Site Development Review Conditional Use Permit Ground Lease Environmental Impact Report 	Jim Campbell	Yes	0%
Westcliff Medical (PA2013-154)	Construction of two building and a three-level parking structure, an addition to an existing building, and the demolition of 25,339 square feet of building area. The project would result in four buildings totaling 73,722 square feet. The total amount of off-street parking would be 382 spaces.	2011, 2043, 2121, and 2131 Westcliff Drive. Bounded by Westcliff Drive, Irvine Avenue, and Sherington Place.	Class 32 CEQA exemption. June 19, 2014: Planning Commission Approved. Demolition complete and construction underway. Completion by the end of 2018.	<ul style="list-style-type: none"> Site Development Review Traffic Study Lot Merger 	Jim Campbell	Yes	0%

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Lido Villas (DART) (PA2012-146)	Request for the demolition of an existing church and office building and legislative approvals for the development of 23 attached three-story townhome condominiums.	3303 and 3355 Via Lido Generally bounded by Via Lido, Via Oporto, and Via Malaga.	Application approved November 12, 2013. CLUP Amendment approved by CCC on March 12, 2014. CDP application Approved by CCC on 10/09/2014. Submitted for plan check December 22, 2014, building permit approval pending recordation of tract map.	<ul style="list-style-type: none"> • General Plan Amendment • Coastal Land Use Plan Amendment • Zoning Code Amendment • Planned Community Development Plan • Site Development Review • IS/Mitigated Negative Declaration • Tentative Tract Map 	Makana Nova	No	0%
Villas Fashion Island (Formerly San Joaquin Plaza Apartments) (PA2012-020)	Amendment to the North Newport Center Planned Community (NNCPC), which is the zoning document that establishes land uses, development standards, and procedures for development within seven sub-areas of the Newport Center Area of the City. Primarily the request involves increasing the residential development allocation within the NNCPC from 430 dwelling units to a total of 524 dwelling units (increase of 94 units) and allocating the units to the San Joaquin Plaza sub-area.	1101 San Joaquin Hills Road	The project was approved by the City Council on August 14, 2012. Under construction.	<ul style="list-style-type: none"> • Transfer of Development • Planned Community Text Amendment • Development Agreement • Traffic Study 	Jaime Murillo Benjamin Zdeba	Yes	10%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
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. Construction for Phase 1 development is underway	<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	0%
MacArthur at Dolphin-Striker Way (PA2010-135)	Demolition of a 7,996-sf restaurant and development of 12,351 sf commercial retail.	4221 Dolphin-Striker Way	Approved by the City Council on October 25, 2011. PC Development Plan approved on November 22, 2011. The project is completed. The freestanding building pad is constructed but not occupied.	<ul style="list-style-type: none"> PC Development Plan Amendment Transfer of Development Rights Traffic Study (TPO) CUP Waiver of DA Modification Permit Mitigated Negative Declaration 	Rosalinh Ung	Yes	90%
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.	<ul style="list-style-type: none"> IS/MND 	Makana Nova	No	0%
D.I.S.C. 3501 Jamboree Rd and 301 Bayview Circle (PA2010-062)	Amendment to Bayview Planned Community (PC-32) text to add outpatient surgery and medical office as permitted uses and to add a parking requirement of 1/200 square feet for such uses. Includes Traffic study pursuant to TPO for conversion of 38, 759 square feet of general office and retail to outpatient surgical center.	3501 Jamboree Rd. and 301 Bayview Circle	On June 22, 2010 City Council approved Resolution No. 2010-070 finding that Traffic Study No. TS2010-002 complies with the TPO and on July 6, 2010 approved Ordinance No. 2010-12 approving Planned Community Amendment No. PD2010-004.	<ul style="list-style-type: none"> PC Amendment Traffic Study complies with TPO 	Melinda Whelan	Yes	100%

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Plaza Corona del Mar (PA2010-061)	Development of 1,750 sf new office space and six (6) detached townhomes.	3900-3928 East Coast Highway	Building permits for residential portion issued 03/17/2017. Application approved by Planning Commission on 1/03/13. Staff Approval No. SA2013-015 (PA2013-245) approved December 10, 2013 and Staff Approval No. SA2014-April 10, 2015 to allow the reconstruction of Gallo's and reduction of commercial scope. Submitted for plan check June 30, 2014. CEQA Class 32 exemption.	<ul style="list-style-type: none"> • Site Development Review • Variance • Conditional Use Permit • Tentative Tract Map • Modification Permit 	Makana Nova	No	0%
Old Newport GPA Project (PA2008-047)	Demolition of 3 existing buildings to construct a new 25,000-sf medical office building.	328, 332, and 340 Old Newport Blvd	IS/MND and project approved on March 9, 2010. Demolition and grading permits issued March 6, 2015.	<ul style="list-style-type: none"> • Modification Permit • Traffic Study • Use Permit • GP Amendment • Mitigated Negative Declaration 	Jaime Murillo	Yes	0%
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. No new major development has been constructed or is planned in the near future.	<ul style="list-style-type: none"> • EIR • GP Amendment • Planned Community Development Plan (PC) Text Amendment • Development Agreement Amendment • CDP (CCC) 	Jim Campbell	Yes	0%

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AERIE Project (PA2005-196)	Residential development including the following: (a) the demolition of the existing residential structures on the 1.4-acre site; (b) the development of 8 residential condominium units; and (c) the replacement, reconfiguration, and expansion of the existing gangway platform, pier walkway, and dock facilities on the site.	201–207 Carnation Ave and 101 Bayside Pl; southwest of Bayside Drive between Bayside Pl and Carnation Ave, Corona del Mar	Final EIR was certified and project approved by the City on July 14, 2009. A CDP has been approved by the Coastal Commission. Project is under construction with completion anticipated by mid 2018.	<ul style="list-style-type: none"> EIR GP Amendment Coastal Land Use Plan (CLUP) Amendment Zone Change Tract Map Modification Permit CDP (CCC) 	Jim Campbell	No	0%
Newport Marina – ETCO Development (PA2001-210)	A mixed use development consisting of 27 residential units and approximately 36,000 square feet of retail and office uses	2300 Newport Boulevard	FEIR certified in February 2006. Tentative Tract Map extended in October 2010. The project is under construction and is anticipated to be complete by summer 2017.	<ul style="list-style-type: none"> Site Plan Review Use Permit Tentative Tract Map Environmental Impact Report 	Jim Campbell		0%
Mariner's Pointe (PA2010-114)	A 19,905-sf, two-story commercial building and a three-story parking structure.	200-300 West Coast Highway	An IS/MND was released for public review on April 11, 2011. The MND was certified and the project approved by the City Council on August 9, 2011. Construction completed on October 30, 2014, and tenants are beginning to occupy suites. (16% occupied, 29% TI in process, 55% vacant).	<ul style="list-style-type: none"> GP Amendment Code Amendment CUP Variance Site Development Review Traffic Study Mitigated Negative Declaration 	Jaime Murillo	Yes	45%
Newport Business Plaza Project (PA2008-164)	Demolition of 2 existing connected buildings to construct a new 46,044 gross square foot business plaza.	4699 Jamboree Road and 5190 Campus Drive	The City Council approved the project on January 25, 2011. The project has not been constructed.	<ul style="list-style-type: none"> GP Amendment PC text amendment Tentative Parcel Map Mitigated Negative Declaration 	Janet Brown		0%

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PRES Office Building B Project (PA2007-213)	Increase the maximum allowable entitlement by 11,544 gross sf; increase the maximum allowable entitlement in office suite B by 9,917 net sf to allow for development of a new 2-level office building over a ground-level parking structure.	4300 Von Karman Ave	An IS/MND was released for public review on May 19, 2010. The MND was certified and the project approved by the City Council on February 22, 2011. Project has not been constructed.	<ul style="list-style-type: none"> • GP Amendment • PC Text Amendment • Parcel Map • Mitigated Negative Declaration 	Janet Brown		0%
<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; 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>							