



NOTICE OF AVAILABILITY OF DRAFT LOCAL COASTAL PROGRAM AMENDMENT REVISING ACCESSORY DWELLING UNIT REGULATIONS

NOTICE IS HEREBY GIVEN that in accordance with applicable provisions of the Coastal Act and CCR §13515, a draft of the proposed amendment is available for public review and inspection at the Planning Division and at all branches of the Newport Beach Public Library for the following amendment to the Implementation Plan (IP) of certified Local Coastal Program (LCP):

Accessory Dwelling Unit Ordinance (LC2017-003) – Amendment to the Implementation Plan of the Local Coastal Program revising the City’s regulations pertaining to Accessory Dwelling Units (ADU) to conform with Government Code Section 65852.2, as amended effective January 1, 2017. Specifically, the amendment would establish regulations permitting the development of accessory dwelling units in single-family residential coastal zoning districts (PA2017-069).

The Planning Commission of the City of Newport Beach is scheduled to consider this item and make a recommendation to the City Council at a regular meeting to be held on at 6:30 p.m. on May 4, 2017, at the City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. The date and time of the Planning Commission meeting has been noticed in accordance with City of Newport Beach notification requirements.

Furthermore, the City Council of the City of Newport Beach is tentatively scheduled to consider this item at a regular meeting to be held on at 7:00 p.m. on June 13, 2017, at the City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. The date and time of the City Council meeting will be noticed in accordance with City of Newport Beach notification requirements.

For questions regarding this amendment please contact Jaime Murillo, Senior Planner, at (949) 644-3209, jmurillo@newportbeachca.gov.

Local Coastal Program Amendment No. LC2017-003

Section 1: Newport Beach Municipal Code (NBMC) Subsection 21.18.010(A) and (B) are amended to read as follows:

- A. R-A (Residential-Agricultural) Coastal Zoning District. The R-A Coastal Zoning District is intended to provide for areas appropriate for detached single-family residential dwelling units, accessory dwelling units, and light farming uses, each located on a single legal lot, and does not include condominiums or cooperative housing.
- B. R-1 (Single-Unit Residential) Coastal Zoning District. The R-1 Coastal Zoning District is intended to provide for areas appropriate for a range of detached single-family residential dwelling units and accessory dwelling units, each located on a single legal lot, and does not include condominiums or cooperative housing.

Section 2: Table 21.18-2 in NBMC Section 21.18.030 (Residential Coastal Zoning Districts General Development Standards) is amended, in part, as to the “Density/Intensity” row as follows:

Density/Intensity	Each legal lot shall be allowed one single-unit detached dwelling. <u>In addition, one accessory dwelling unit may be allowed.</u>
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Section 3: Table 21.40-1 in NBMC Section 21.40.040 (Off-Street Parking Spaces Required) is amended, in part, as to the “Accessory Dwelling Units” row as follows:

Accessory Dwelling Units	1 per unit; a minimum of 2 covered per site. <u>As required pursuant to Government Code Section 65852.2</u>
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Section 4: The definition of “Accessory Dwelling Unit (Land Use) in NBMC Section 21.70.020 (Definition of Specialized Terms and Phrases) is amended to read as follows:

Accessory Dwelling Unit (Land Use). See “Dwelling Unit, ~~Senior~~ Accessory.”

Section 5: The definition of “Dwelling Unit, Senior Accessory (Land Use) in NBMC Section 21.70.020 (Definition of Specialized Terms and Phrases) is amended to read as follows

~~Dwelling Unit, Senior Accessory (Land Use). A dwelling unit accessory to and attached to, detached from, or contained within, the principal dwelling unit on a site zoned for a single-family dwelling. The unit is intended for the sole occupancy of 1 or 2 adult persons who are 55 years of age or older. The floor area of the unit does not exceed 640 square feet.~~

Dwelling Unit, Accessory (Land Use). A dwelling unit accessory to and attached to, detached from, or contained within, the principal dwelling unit on a site zoned for a single-family dwelling. An accessory dwelling unit also includes the following:

1. *An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, or any successor statute.*
2. *A manufactured home, as defined in Section 18007 of the Health and Safety Code, or any successor statute.*