

Local Coastal Program Certification

Coastal Bluff and Canyon Properties
Community Meeting
February 25, 2015

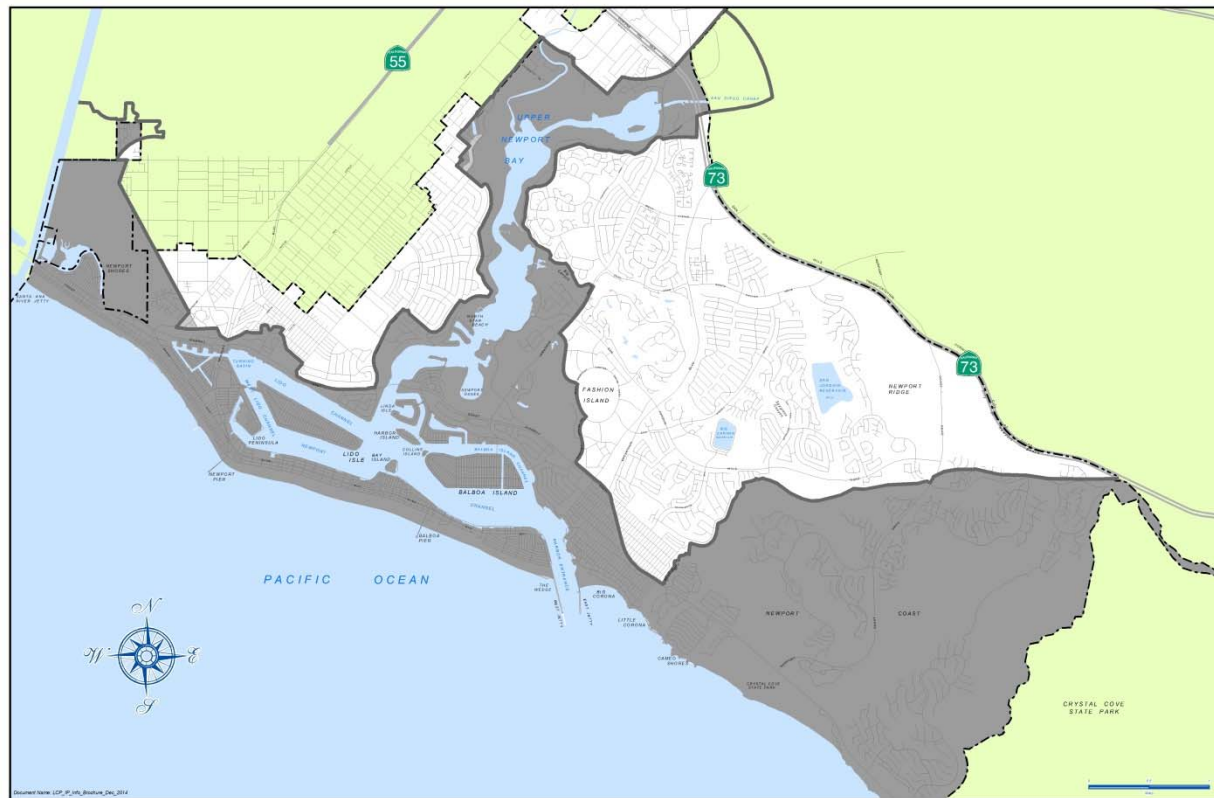


Coastal Act



- Coastal Zone Conservation Act (1972)
- California Coastal Act (1976)
- California Coastal Commission
 - 12 voting members
 - Governor, Senate Rules Committee, & Speaker of the Assembly
- Goals
 - Protect, maintain and enhance natural and artificial coastal resources
 - Balance utilization and conservation of coastal resources
 - Maximize public access and recreational opportunities
 - Priority for coastal-dependent and coastal-related development

Newport Beach Coastal Zone



LCPs



- Local Coastal Programs
 - Required for every city/county in the coastal zone
 - Consists of a land use plan and an implementation plan
- Newport Beach LCP Certification
 - First Land Use Plan certified (1982)
 - Land Use Plan updated (1990)
 - Second Land Use Plan (CLUP) certified (2005)
 - CLUP updated (2009)

Post Certification



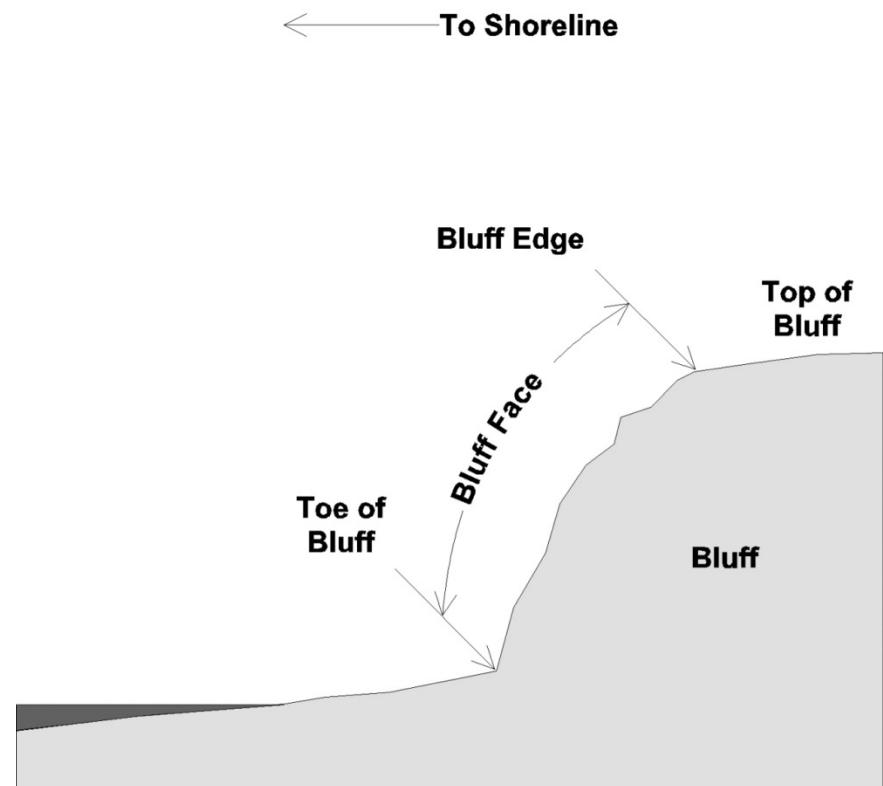
- CDP authority is delegated to the City
- CCC retains permit authority in certain specified areas
- CCC serves as an appellate authority in specified areas

Coastal Bluffs

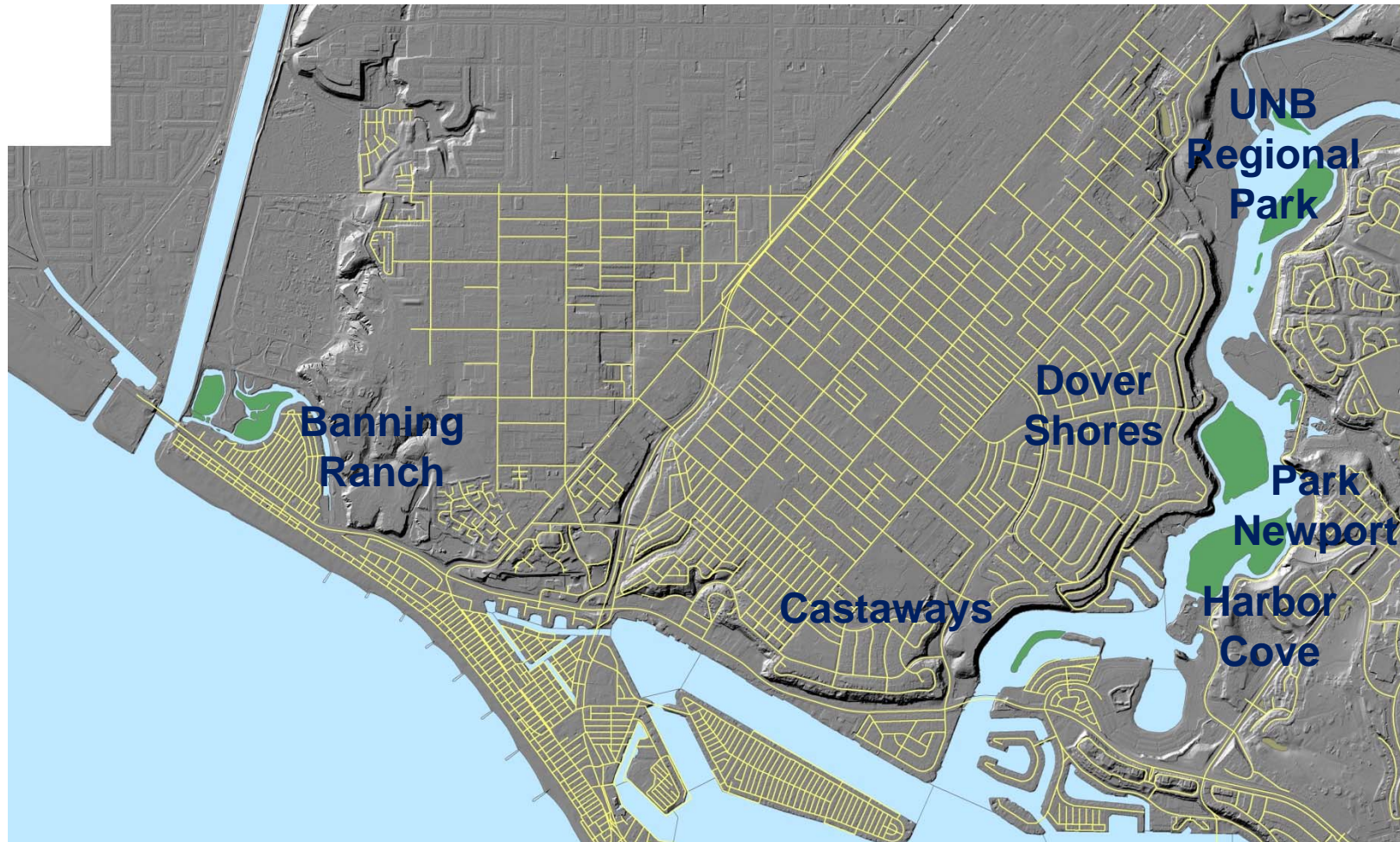
What is a Coastal Bluff?



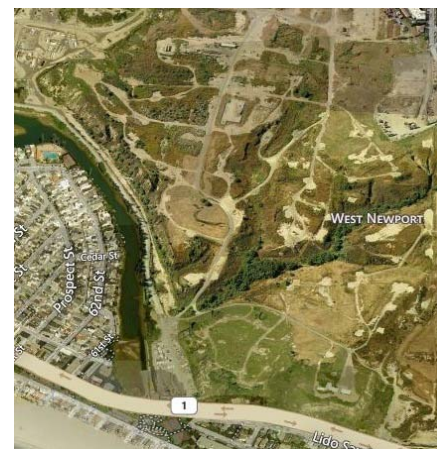
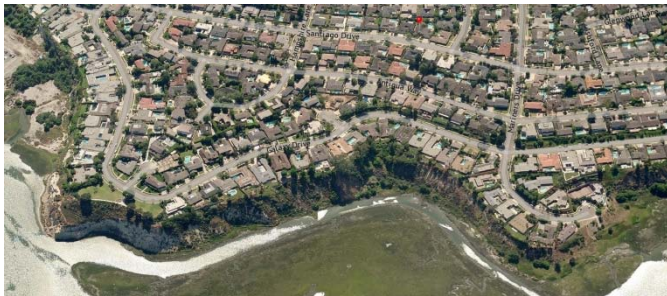
- A high bank or bold headland
- Overlooks a beach or shoreline or is subject to marine erosion



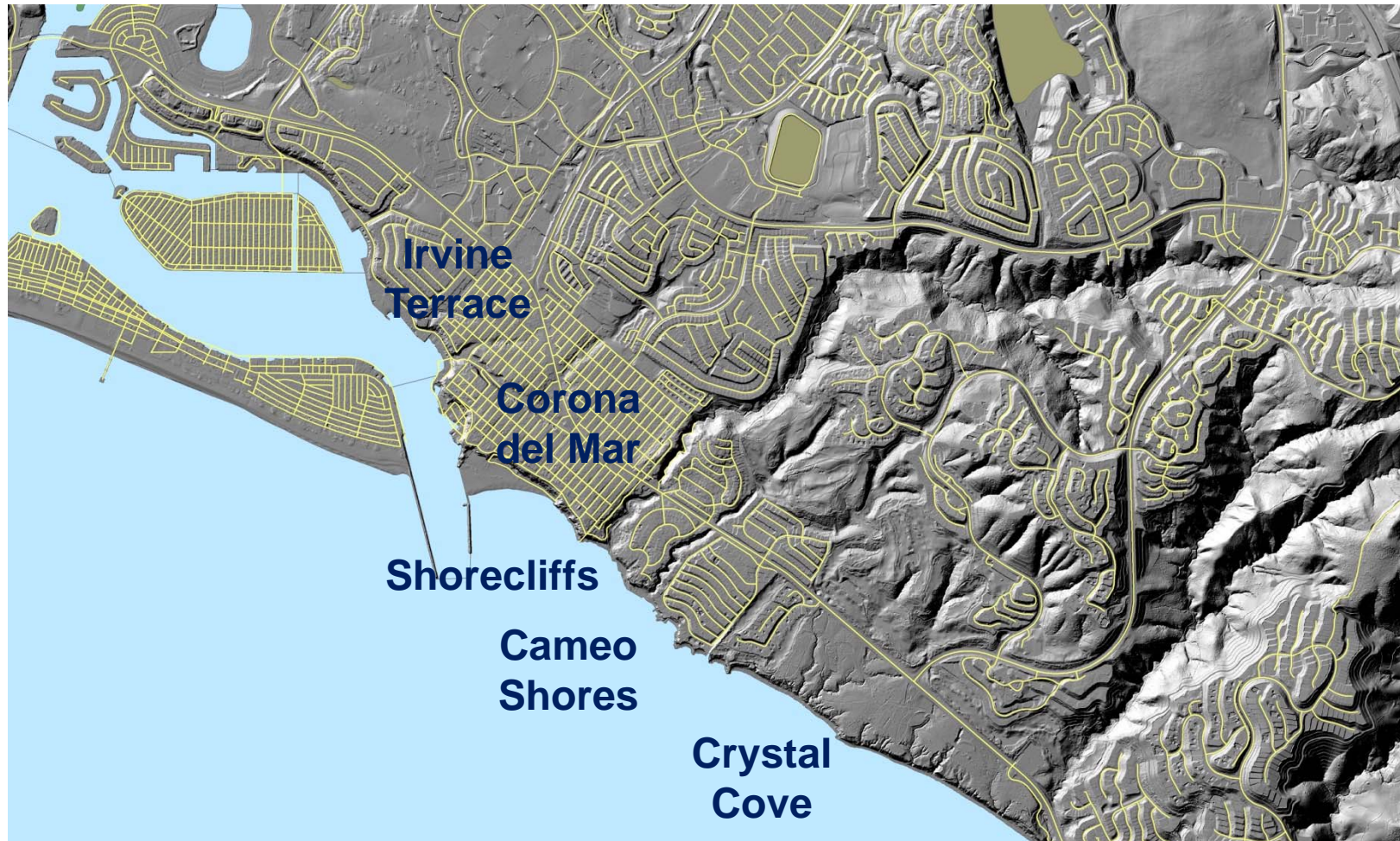
Coastal Bluffs in Newport Beach



Banning Ranch/ Upper Newport Bay



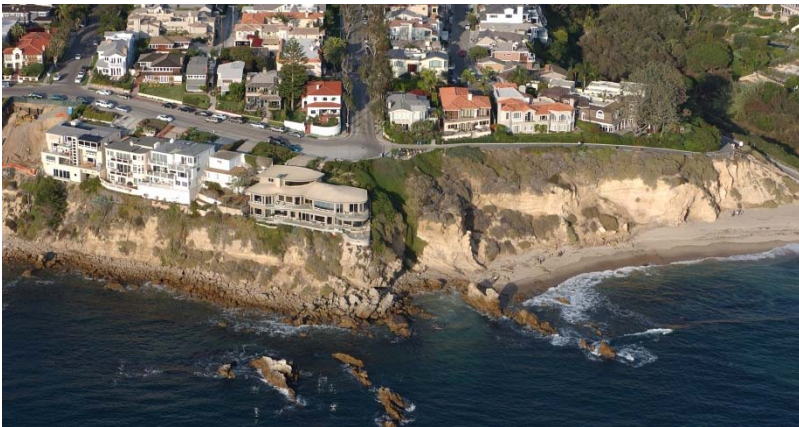
Coastal Bluffs in Newport Beach



Irvine Terrace/CdM



Shorecliffs/Cameo Shores/ Crystal Cove



Coastal Act/LCP Bluff Policies



- Safety
 - New development cannot add to erosion or geologic instability
 - New development cannot require protective devices
- Resource Protection
 - Southern coastal bluff scrub (ESHA)
 - Scenic and visual qualities

Bluff Overlay



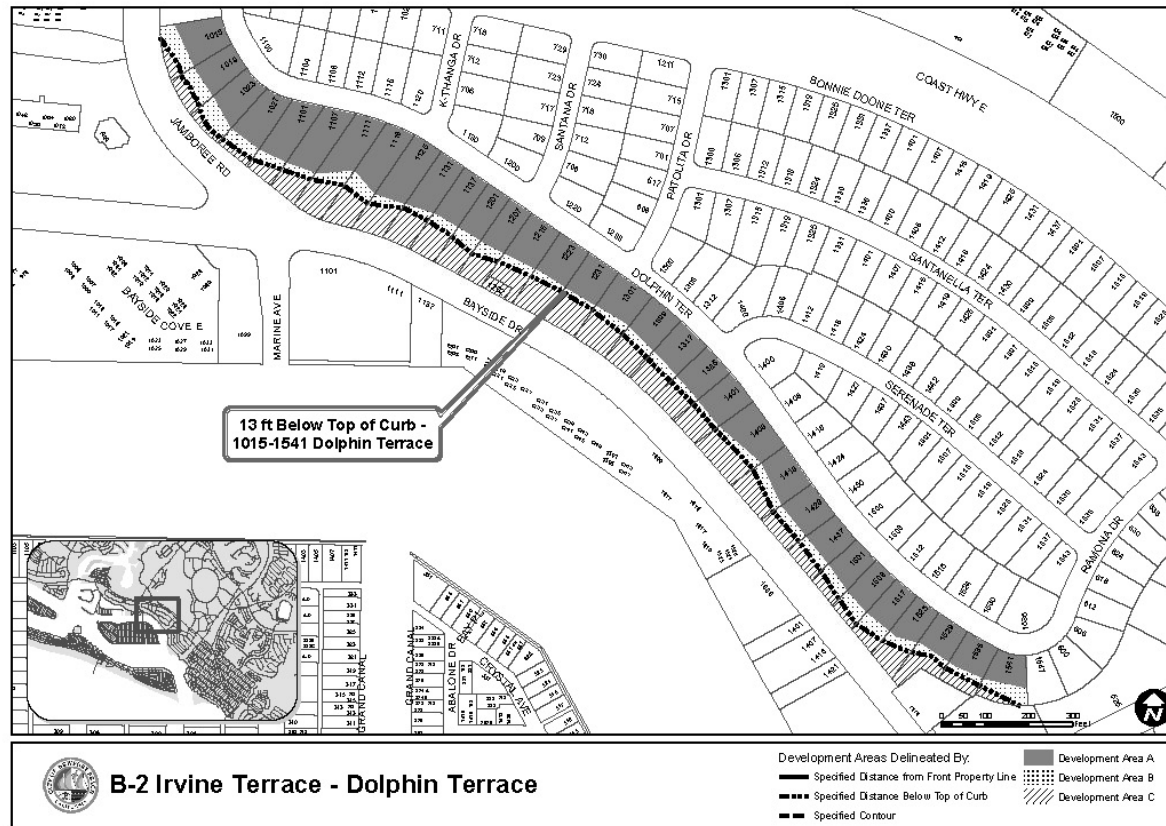
- Adopted in 2010
- Based on Predominate Line of Existing Development (PLOED)
- Sets 3 Development Areas
 - Area A – Principal/Accessory Structures
 - Area B – Accessory Structures
 - Decks, patios, swimming pools/spas, fireplaces/BBQs
 - Area C – Limited Accessory Structures
 - Landscaping, stairways, drainage/utilities

Bluff Overlay Communities

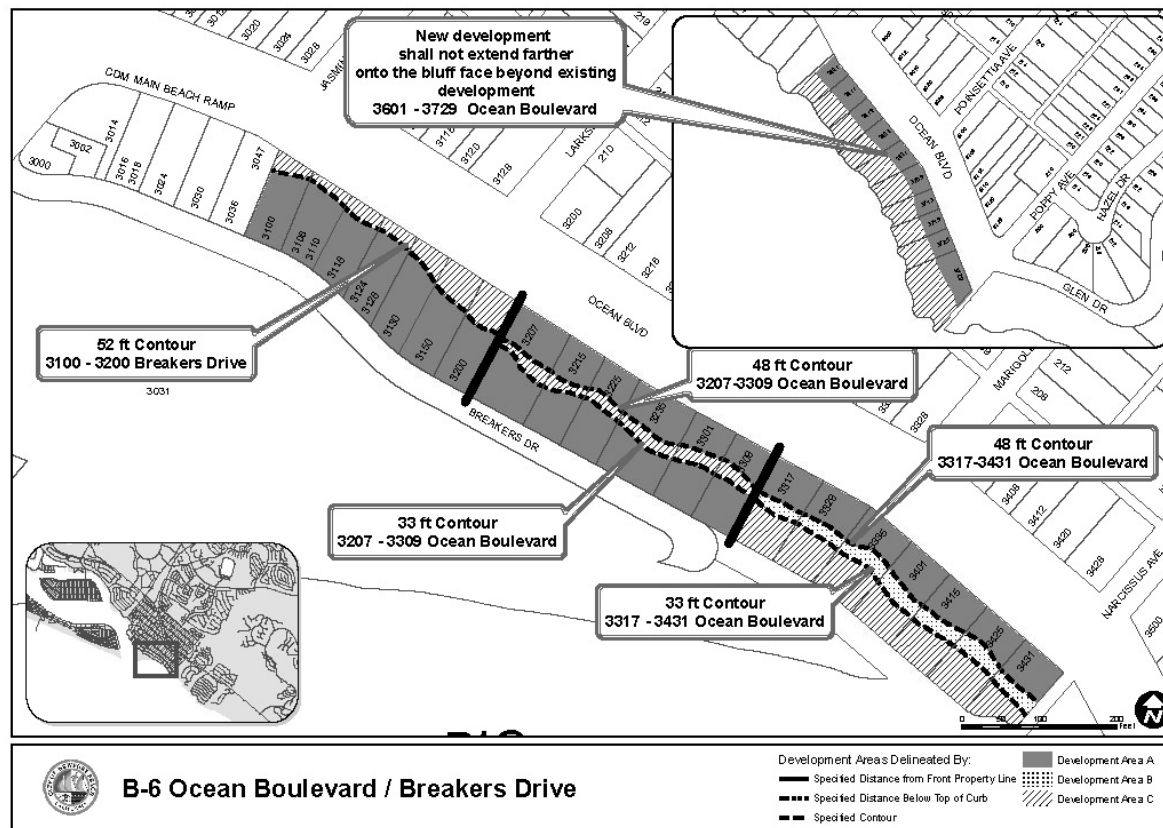


- Irvine Terrace
- Avocado Ave./Pacific Dr.
- Carnation Ave.
- Ocean Blvd/Breakers Dr.
- Shorecliffs
- Cameo Shores

Bluff Overlay Irvine Terrace

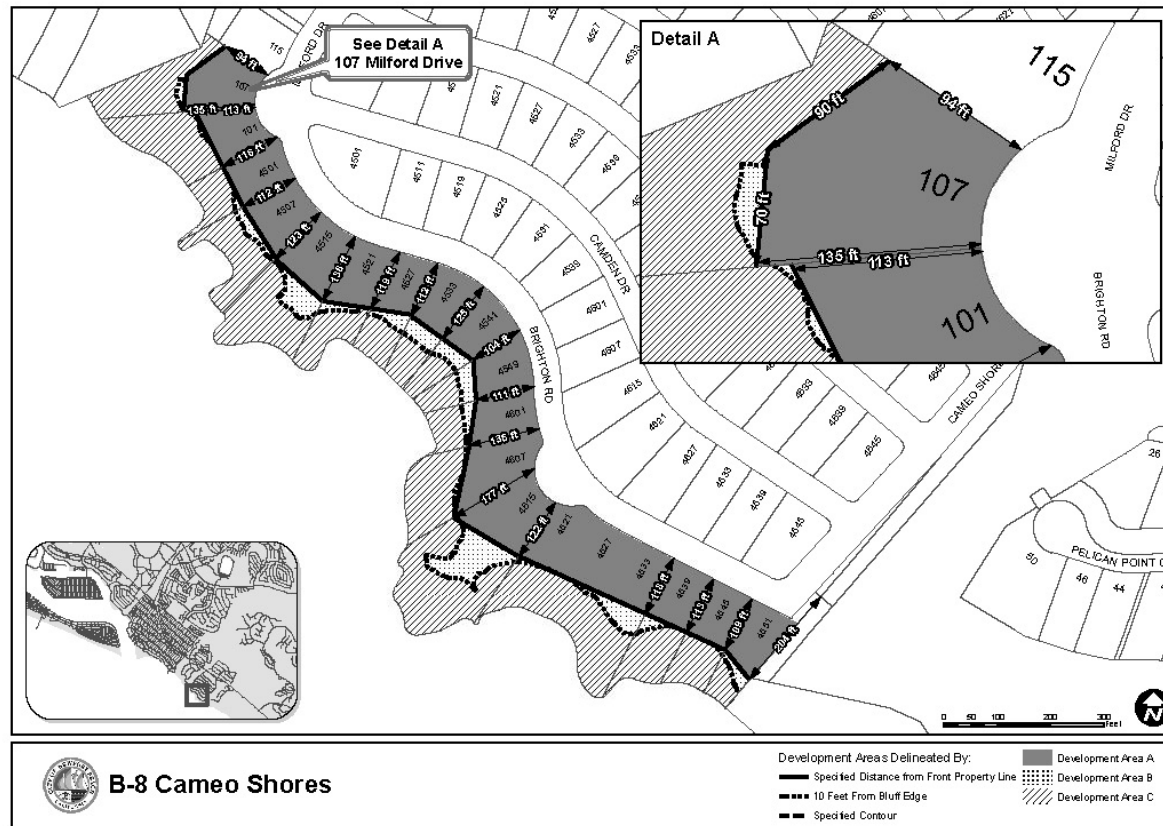


Bluff Overlay Ocean Blvd.



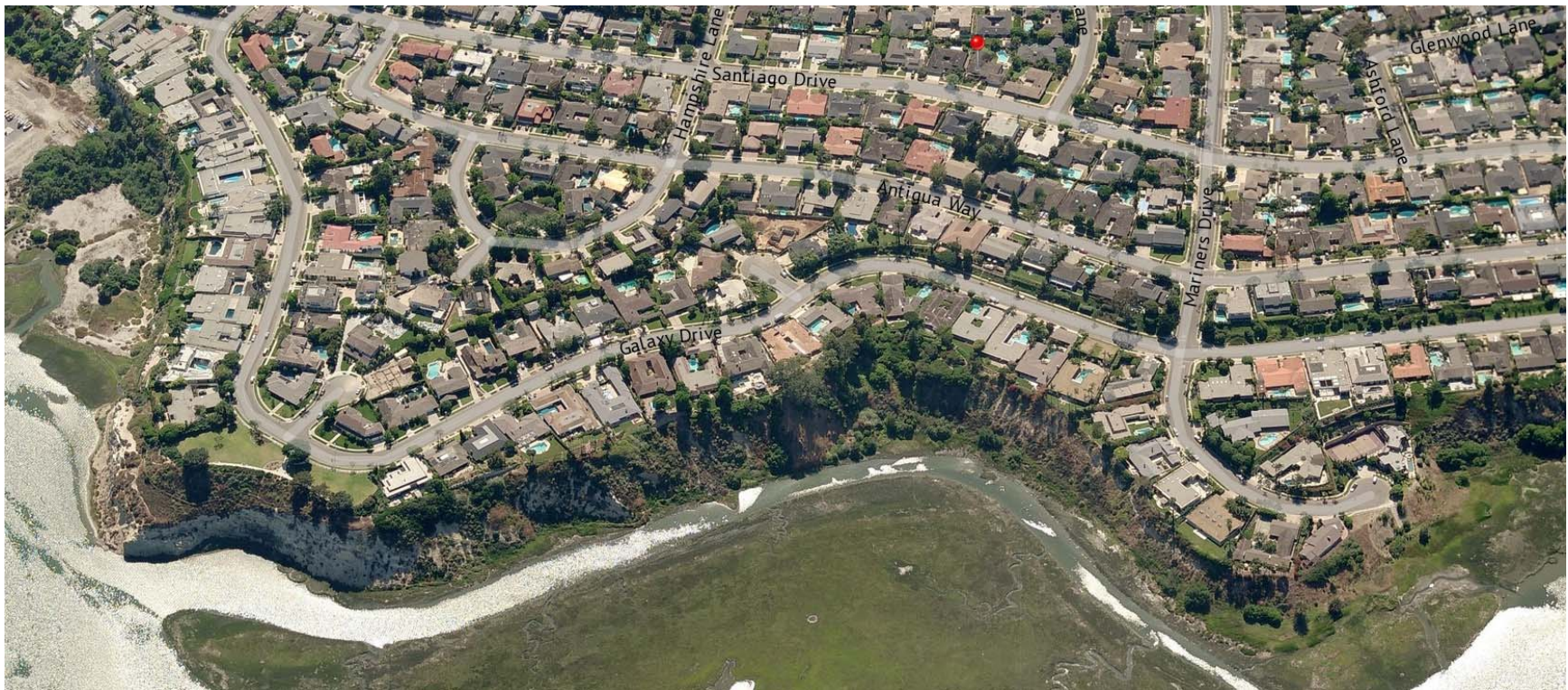
Name: B-6_Ocean_Blvd/October 26, 2010

Bluff Overlay Cameo Shores



Name: B-8_Cameo_Shores/ October 26, 2010

Dover Shores Bluffs



Dover Shores Bluff Edge



Dover Shores Bluff Edge



Dover Shores Rear Year Setbacks



Name: S-13B / October 26, 2010

Setback Map

S-13B - Dover Shores

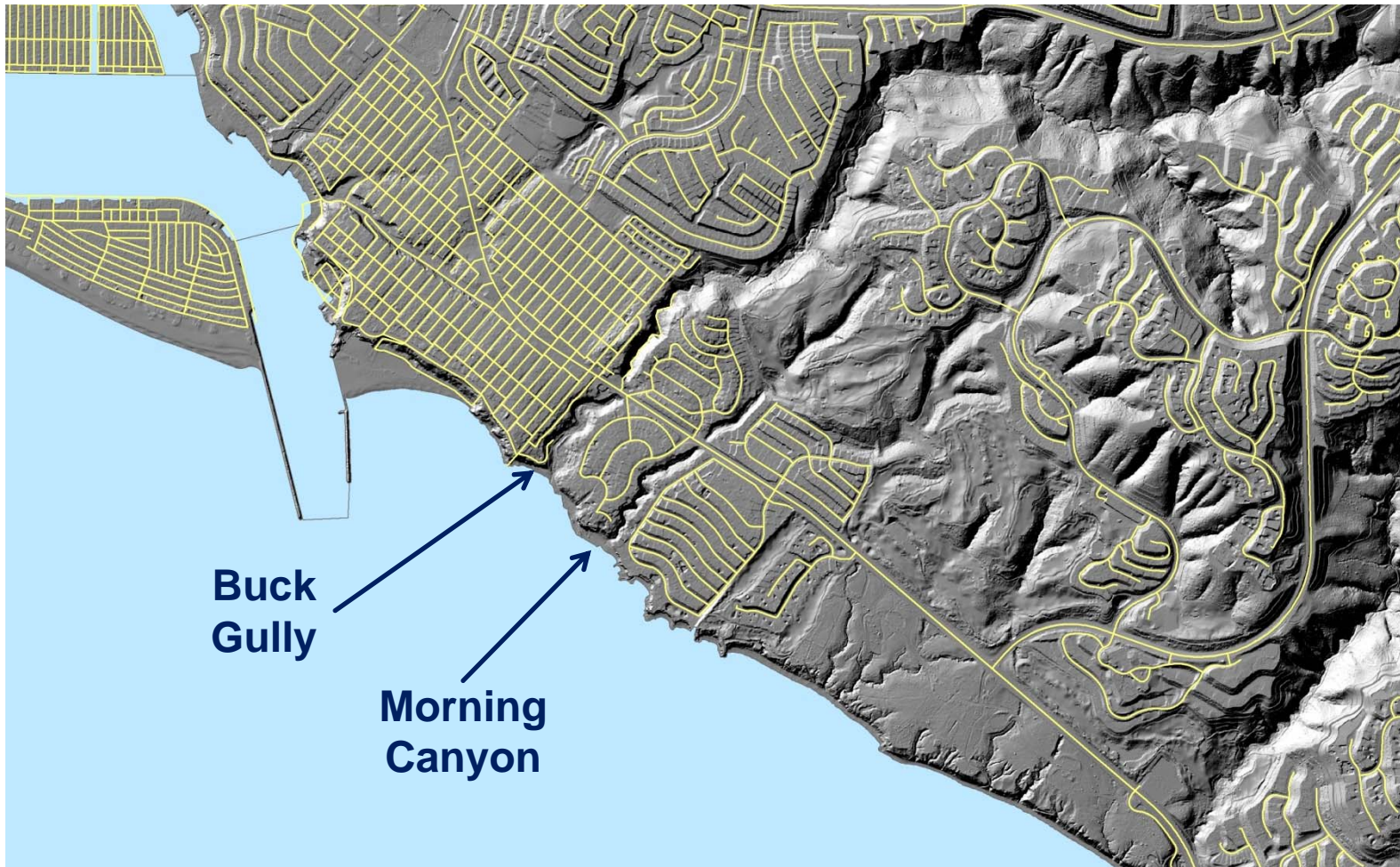
Other Bluff Areas



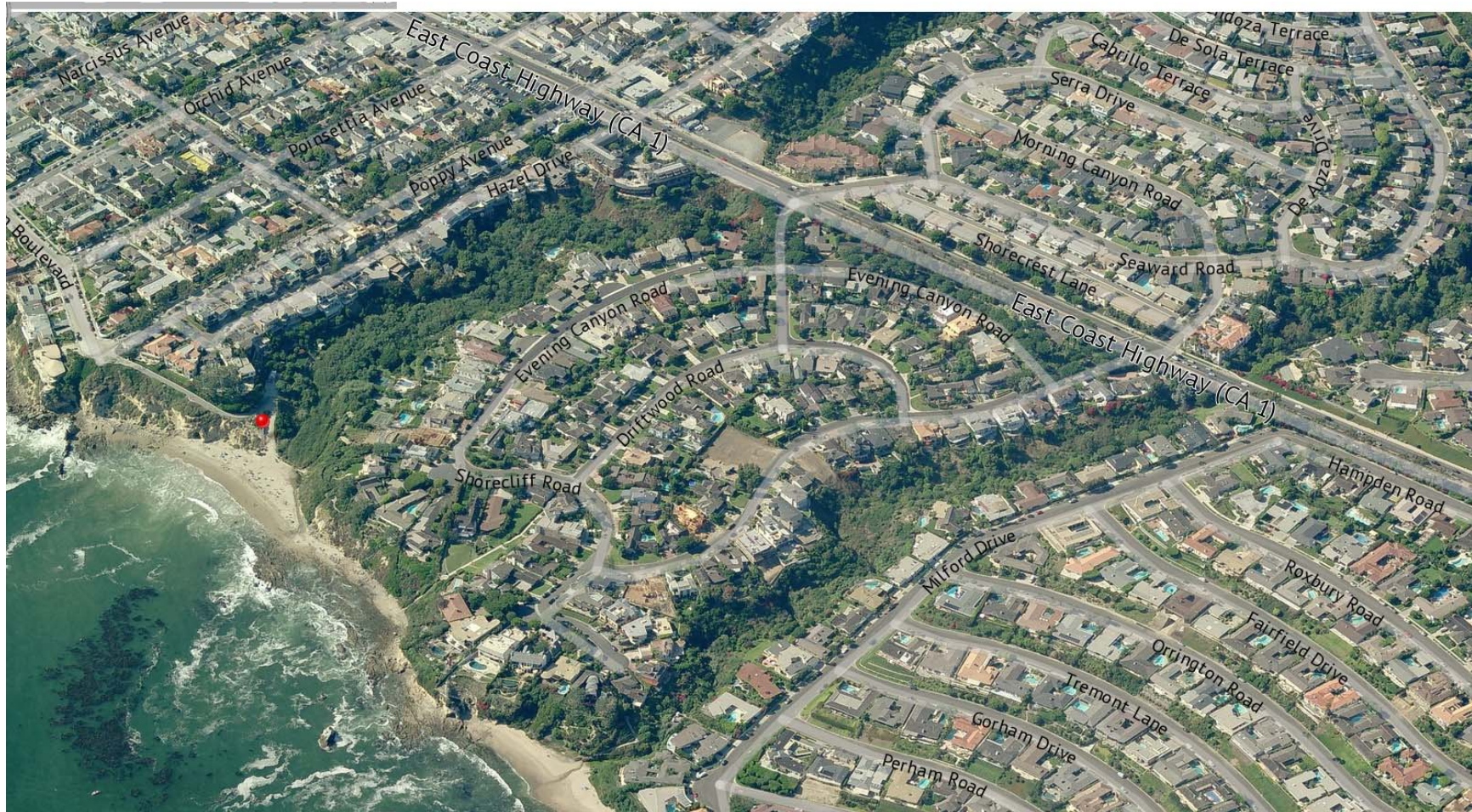
- Newport Banning Ranch
 - Deferred Certification Area
 - Blufftop parks
- Upper Newport Bay Regional Park
- Planned Communities
 - Bluff faces protected as open space
- Crystal Cove
 - State Park

Coastal Canyons

Coastal Canyons



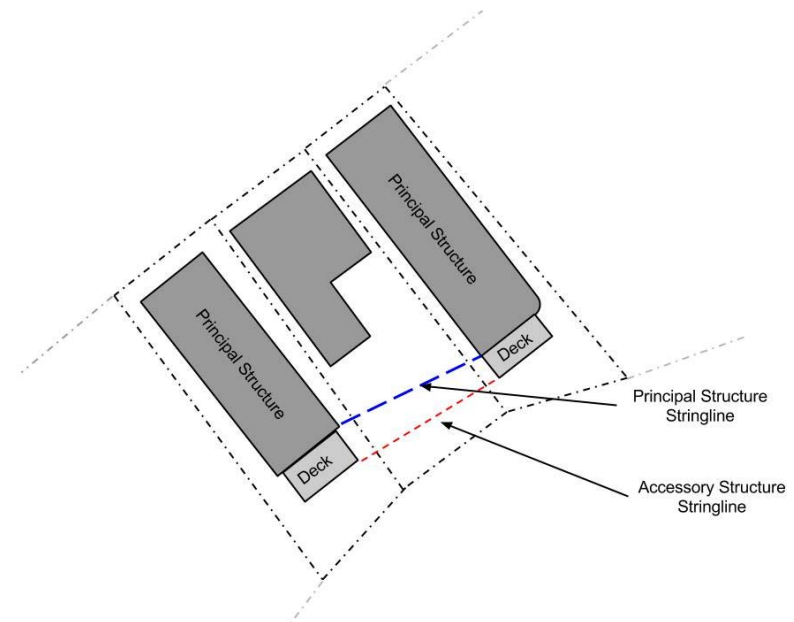
Buck Gully/ Morning Canyon



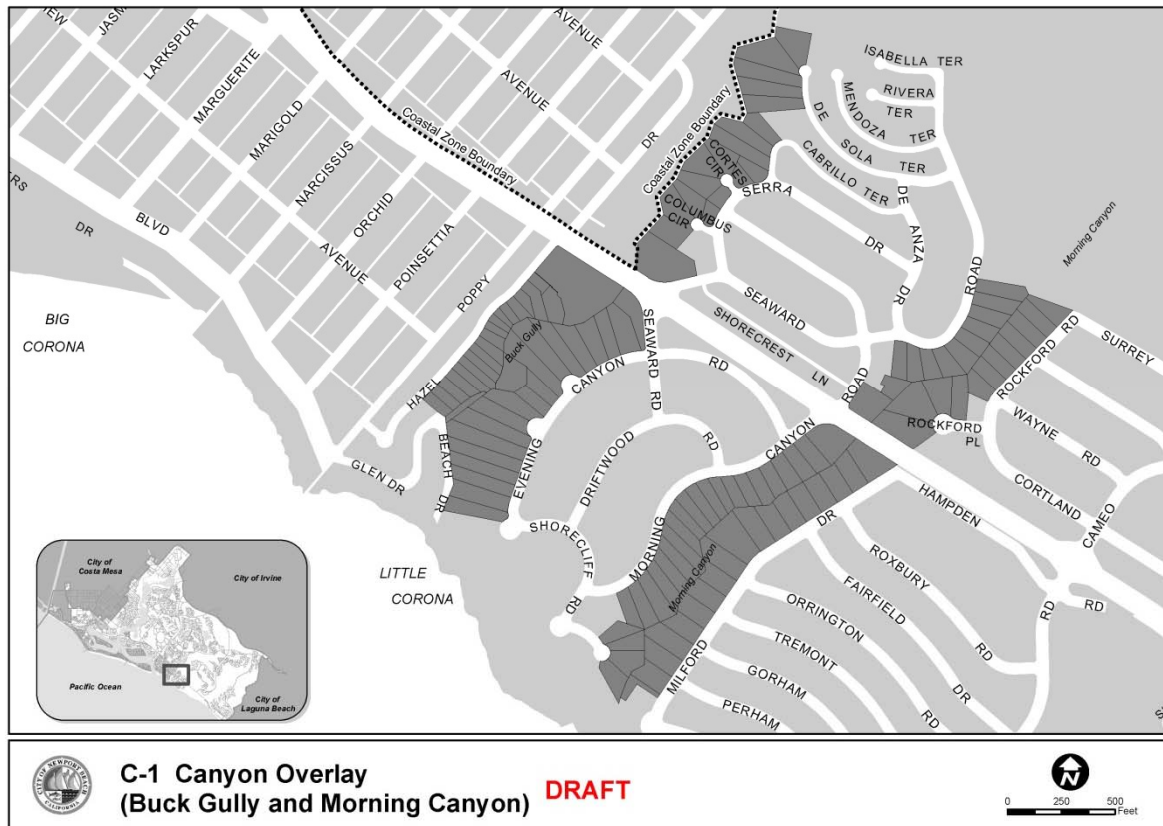
Proposed Canyon Overlay



- Based on 2006 General Plan Policy NR 23.6
- In effect since 2007
- Uses “Stringline Setback” to establish the PLOED
- Does not affect maximum floor area calculation
- Allows new development within existing footprint



Proposed Canyon Overlay Map

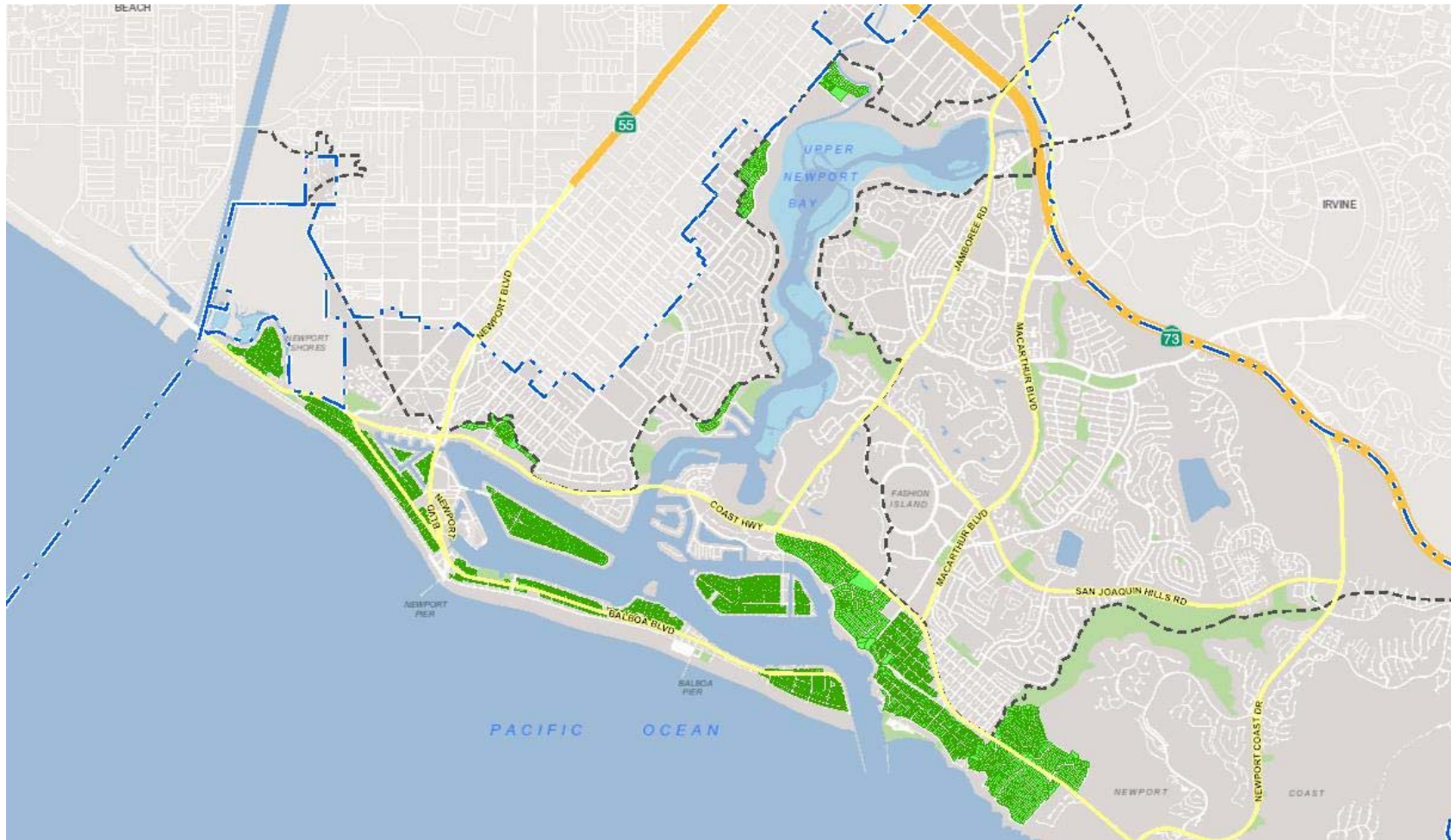


Cat Ex

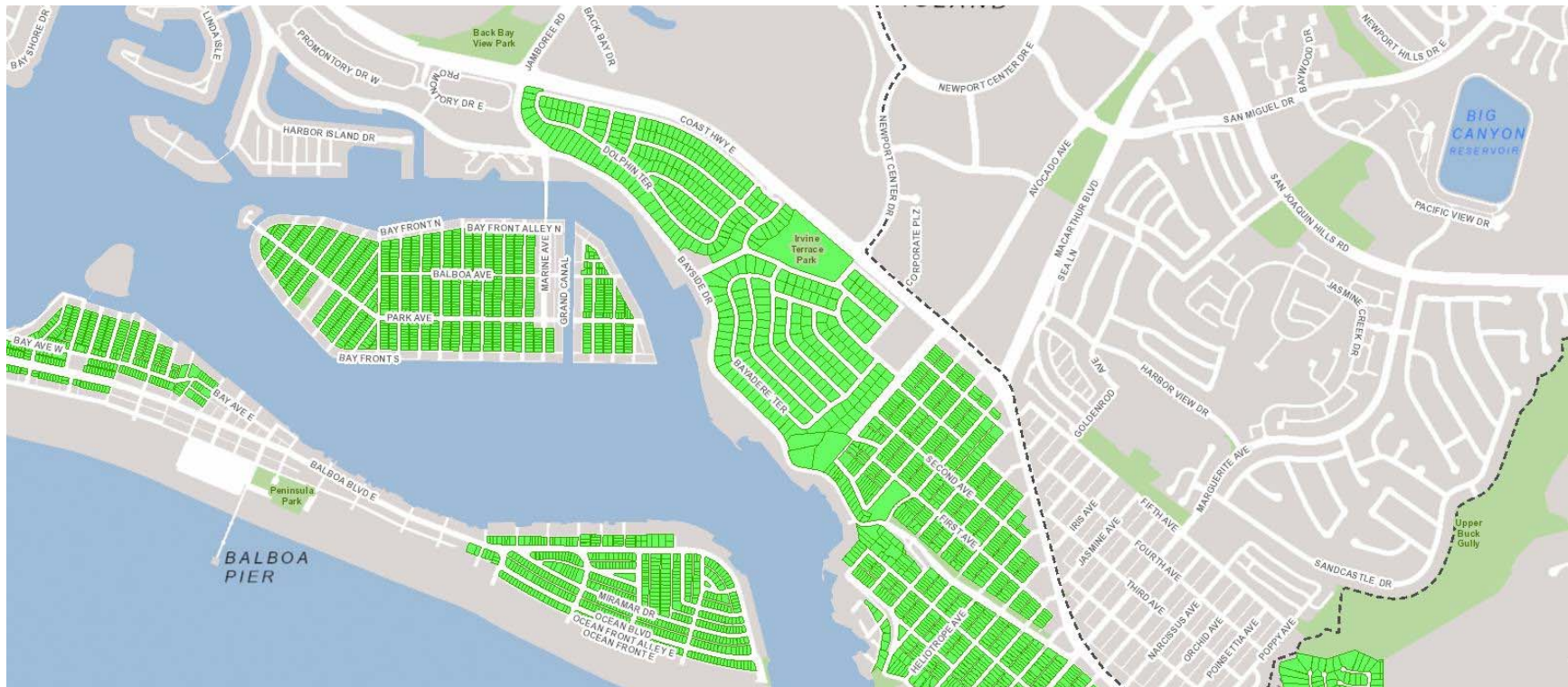


- Categorical Exclusion Order
 - Adopted in 1977
 - Excludes one-unit and two-unit projects
 - Does not include first row of lots on the shoreline
 - Does not include Bay Shores Community
 - Max 1.5 FAR
 - Must conform to Zoning Code standards (c. 1977)

Cat Ex



Cat Ex Irvine Terrace



Cat Ex Canyon Areas



If a CDP is required



- Wave Uprush and Impact Report
- Geologic Report
- Waiver of Future Protection
- Minimize Landform Alternation
- Landscaping and Irrigation Requirements
- Minimize Visual Impacts
- Habitat Protection

What's Next



- Feb/March 2015 – Community Meetings
- Mar/Apr 2015 – Study Sessions
- May/Jun 2015 – Public Hearings
- Jun 2015 – Submittal to CCC
- Jan 2016 – CCC Hearing
- Feb 2016 – City Council Acceptance/Rejection
- Mar 2016 – Certification

Community Meetings



Coastal Zone Commercial Properties:

Wednesday, March 4, 7 p.m. to 9 p.m.

Civic Center Community Room, 100 Civic Center Dr.



For more information contact:

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