

Local Coastal Program Certification

Commercial Properties
Community Meeting
March 4, 2015



Coastal Act



- Coastal Zone Conservation Act - Prop. 20 (1972)

20 COASTAL ZONE CONSERVATION ACT. Initiative. Creates State Coastal Zone Conservation Commission and six regional commissions. Sets criteria for and requires submission of plan to Legislature for preservation, protection, restoration and enhancement of environment and ecology of coastal zone, as defined. Establishes permit area within coastal zone as the area between the seaward limits of state jurisdiction and 1000 yards landward from the mean high tide line, subject to specified exceptions. Prohibits any development within permit area without permit by state or regional commission. Prescribes standards for issuance or denial of permits. Act terminates after 1976. This measure appropriates five million dollars (\$5,000,000) for the period 1973 to 1976. Financial impact: Cost to state of \$1,250,000 per year plus undeterminable local government administrative costs.	YES	
	NO	

- California Coastal Act (1976)

Coastal Act 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

Coastal Commission



12 voting members

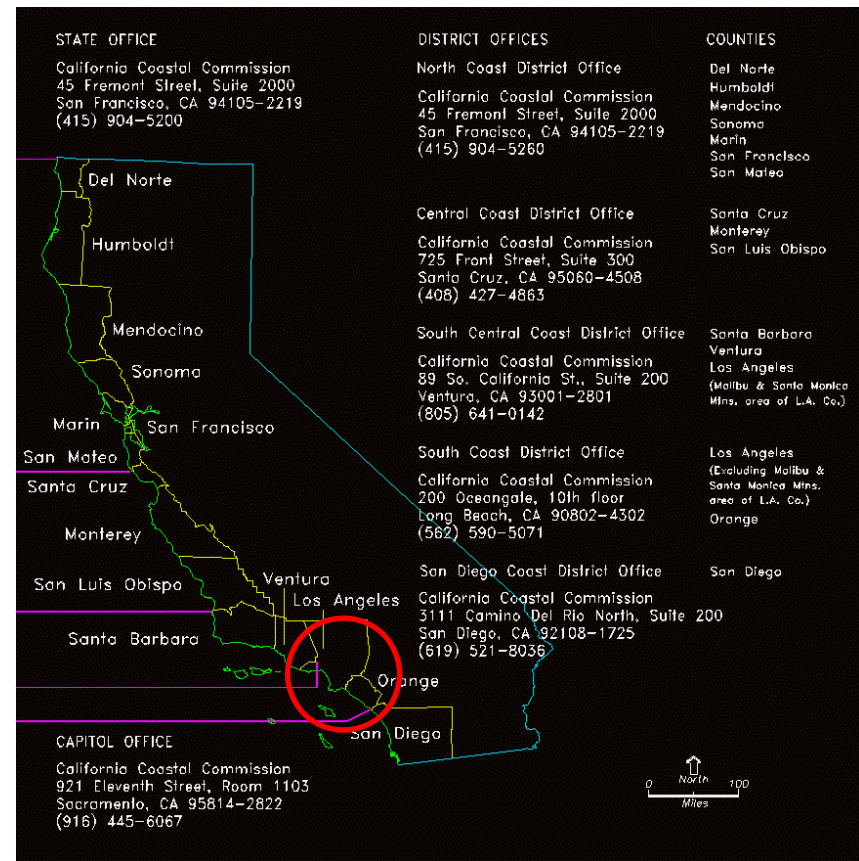
- 4 each appointed by Governor, Senate Rules Committee, & Speaker of the Assembly
- 6 locally-elected officials, 6 public at-large
- (3 non-voting ex officio members)

South Coast District

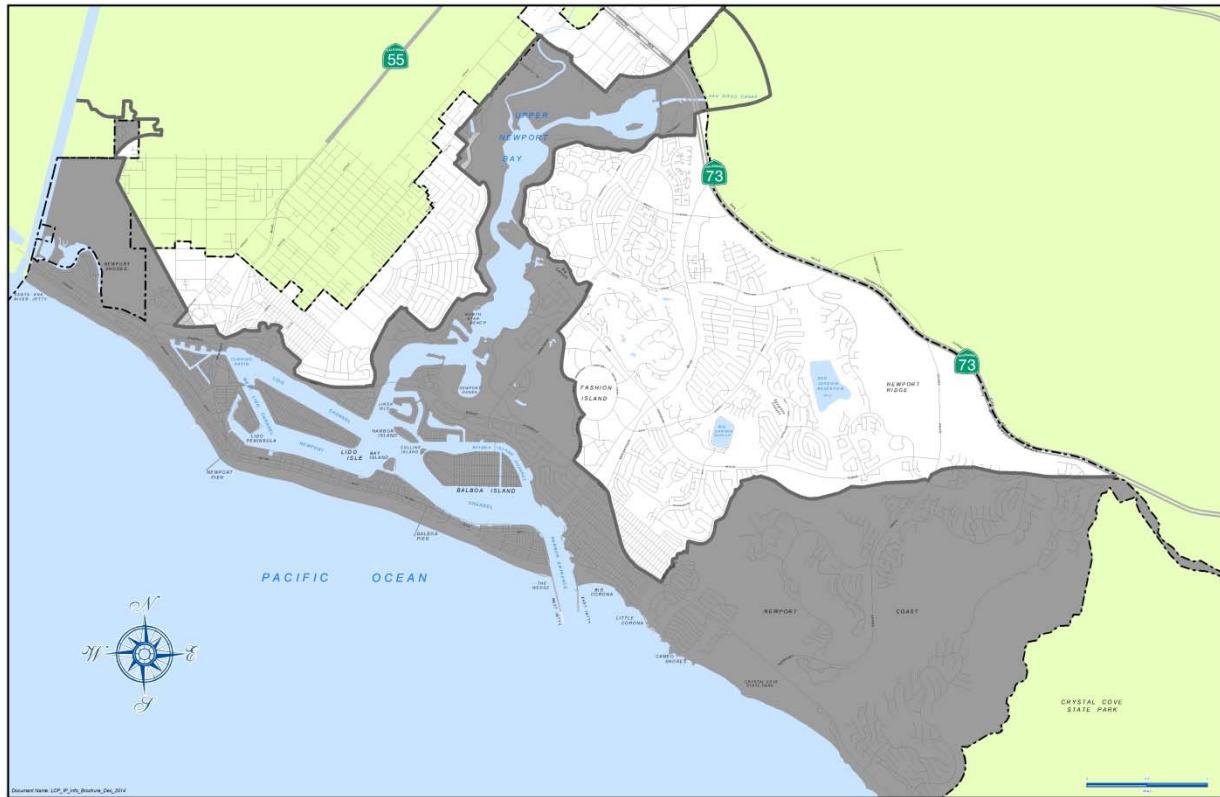


Serves Los Angeles and Orange Counties

Avalon, El Segundo, Hermosa Beach, Long Beach, Los Angeles, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Santa Monica, Costa Mesa, Dana Point, Huntington Beach, Irvine, Laguna Beach, **Newport Beach**, San Clemente, Seal Beach, South Laguna



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)

Coastal Zone Corona del Mar



Coastal Development Permits



“Any person...wishing to perform or undertake any development in the coastal zone...shall obtain a coastal development permit.”

Development Includes:

- Erection of structures
- Discharge/disposal of materials
- Changes in density/intensity of land use
- Subdivisions
- Changes in intensity of and access to water
- Construction, reconstruction, additions, demolition
- Removal of vegetation

**NOTICE OF
PENDING PERMIT**

A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE CALIFORNIA COASTAL COMMISSION.

PROPOSED DEVELOPMENT: Re-grading of the existing grass area south of Newport Elementary, the installation of CMU walls with a decorative cap and fence where indicated on plans, and the installation of two concrete stairs to access the grass area.

LOCATION: Newport Elementary School, 1327 W. Ocean Front

APPLICANT: City of Newport Beach

APPLICATION NUMBER: CD2014-001

DATE NOTICE POSTED: _____

FOR FURTHER INFORMATION, PLEASE PHONE OR WRITE THE OFFICE LISTED BELOW BETWEEN 8 A.M. AND 5 P.M., WEEKDAYS.

 CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CA 90802-4402
(562) 590-5071

PRINT ON YELLOW STOCK CARD

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

A Local Coastal Program



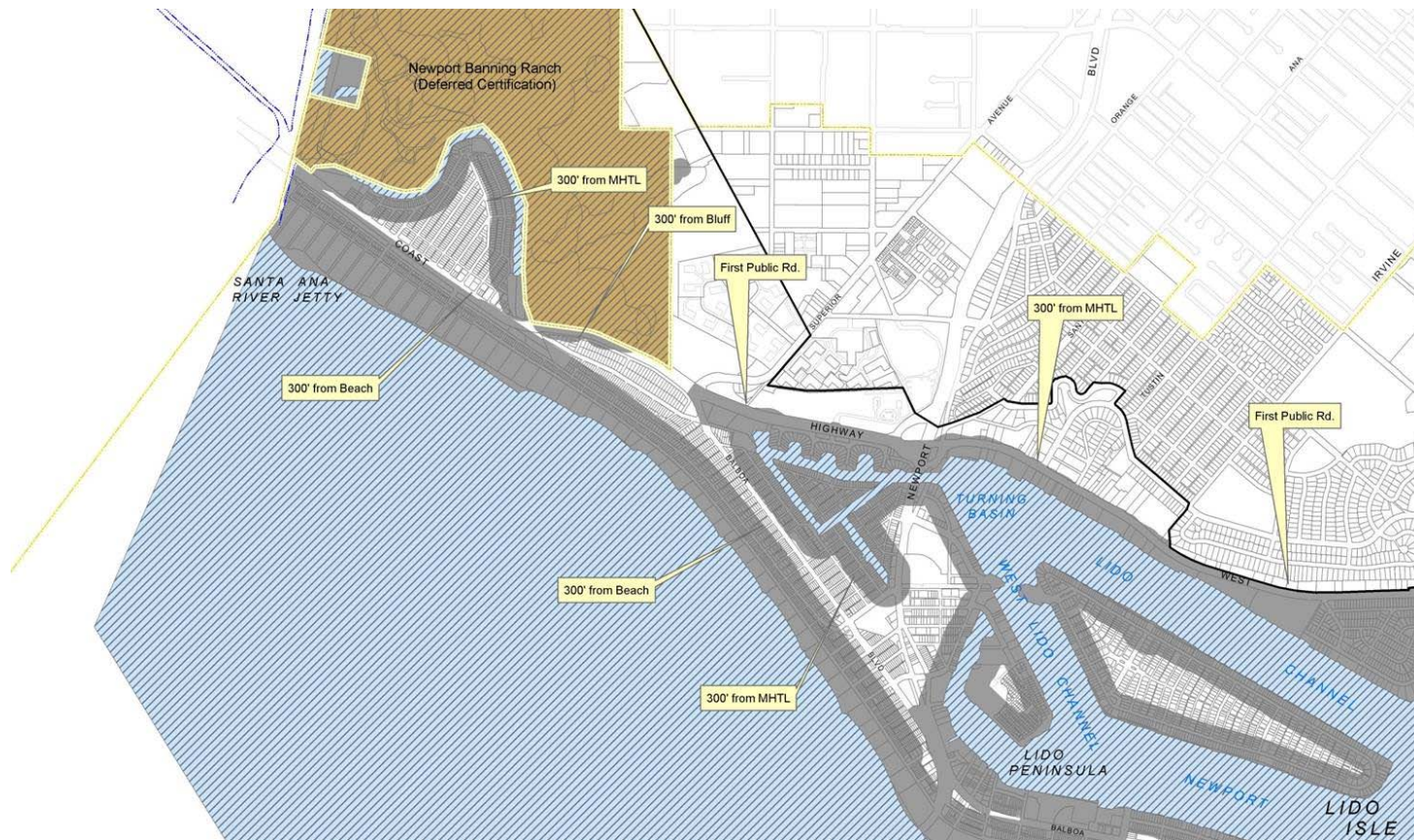
- Local control
- Local staff
- Local hearings

Post Certification CCC Permit Authority

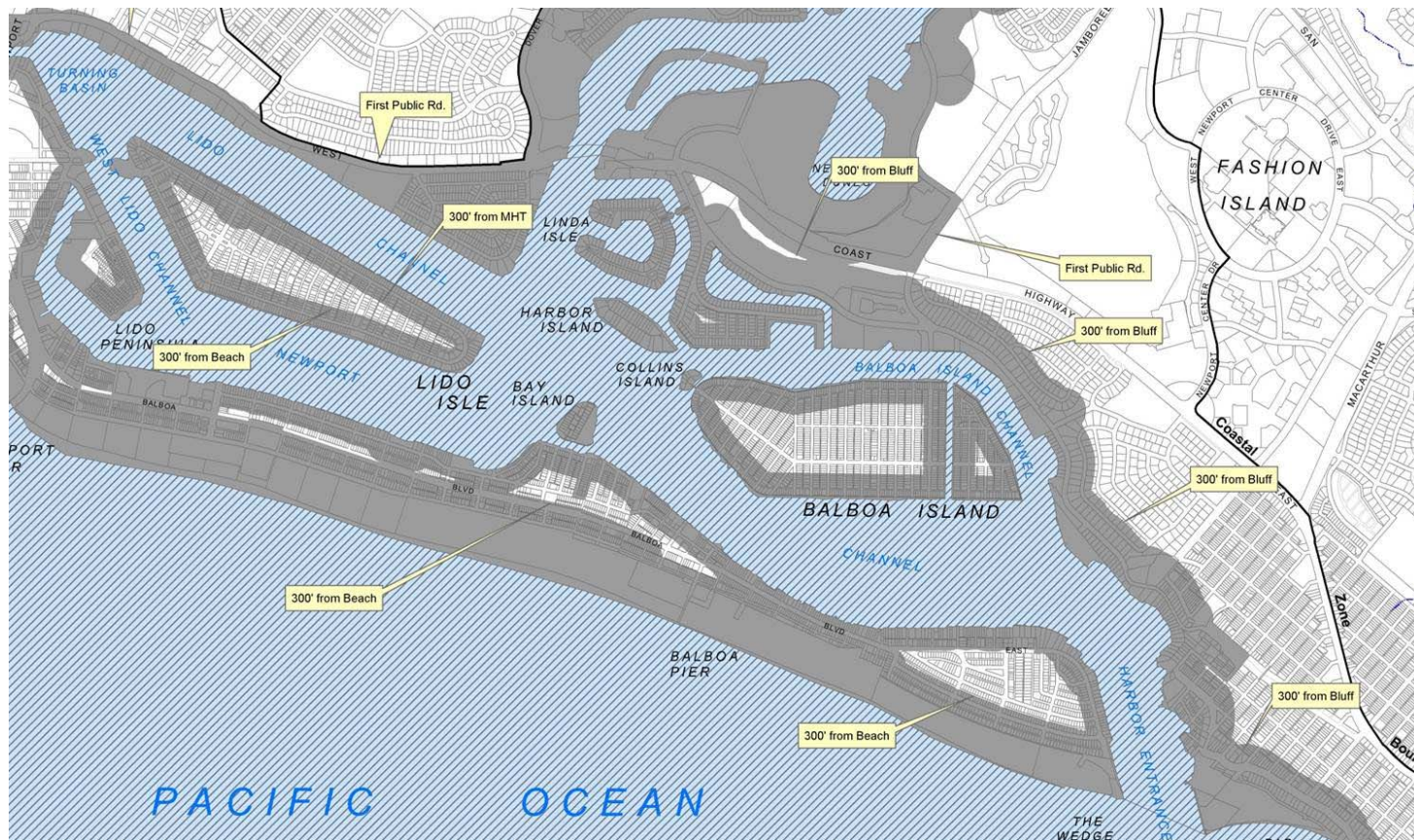


- Original Jurisdiction Areas
 - Submerged lands (below MLT line)
 - Tidelands (between MHT and MLT lines)
 - Other public trust lands (historic tidelands)*
 - Newport Dunes
 - Balboa Bay Resort
 - Beacon Bay
 - Marina Park
 - Beaches

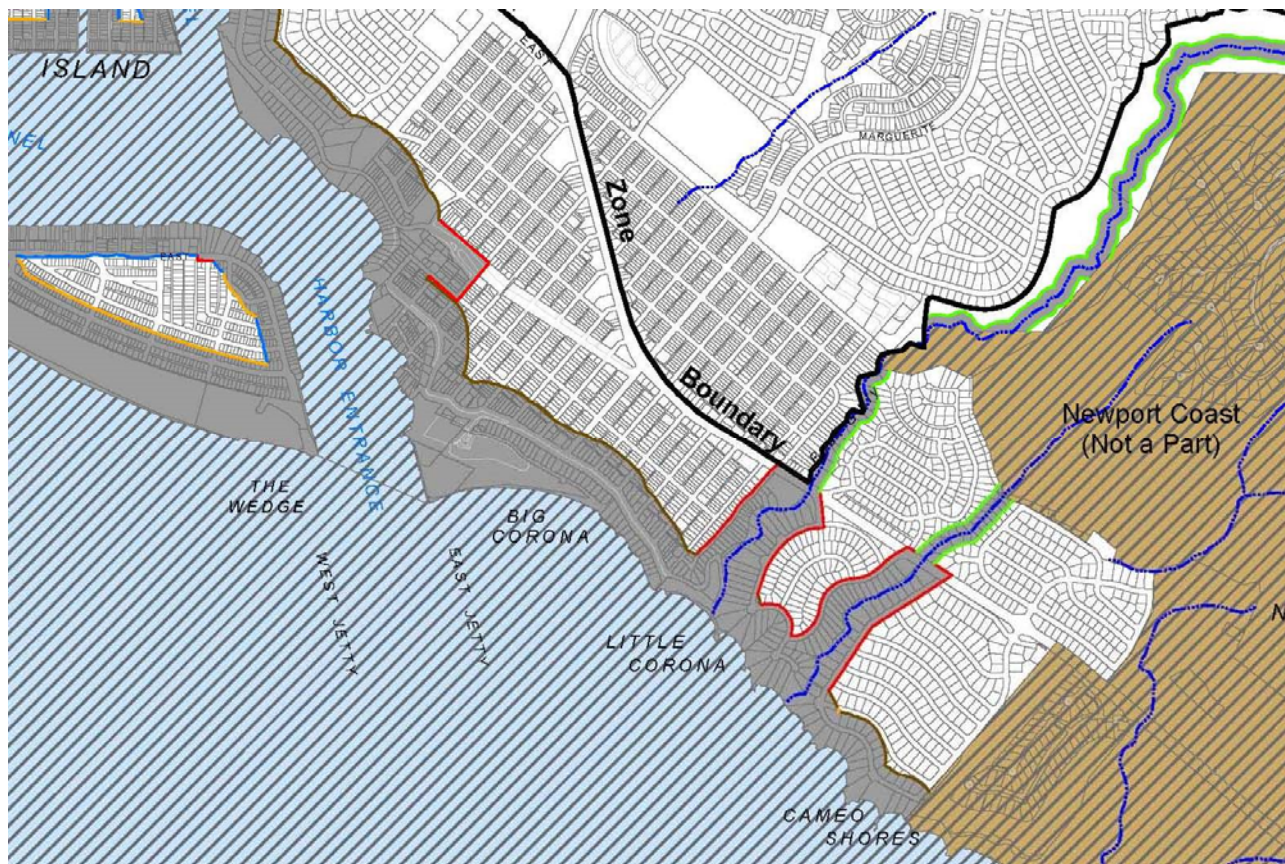
Appeal Areas West Newport



Appeal Areas Peninsula/Harbor Area



Appeal Areas Corona del Mar



LCP Implementation Plan



- Uses existing zoning
 - Land use
 - Setbacks, height, etc.
- Resource Protection
- Public Access
- Administration

City of Newport Beach

Local Coastal Program



Implementation Plan

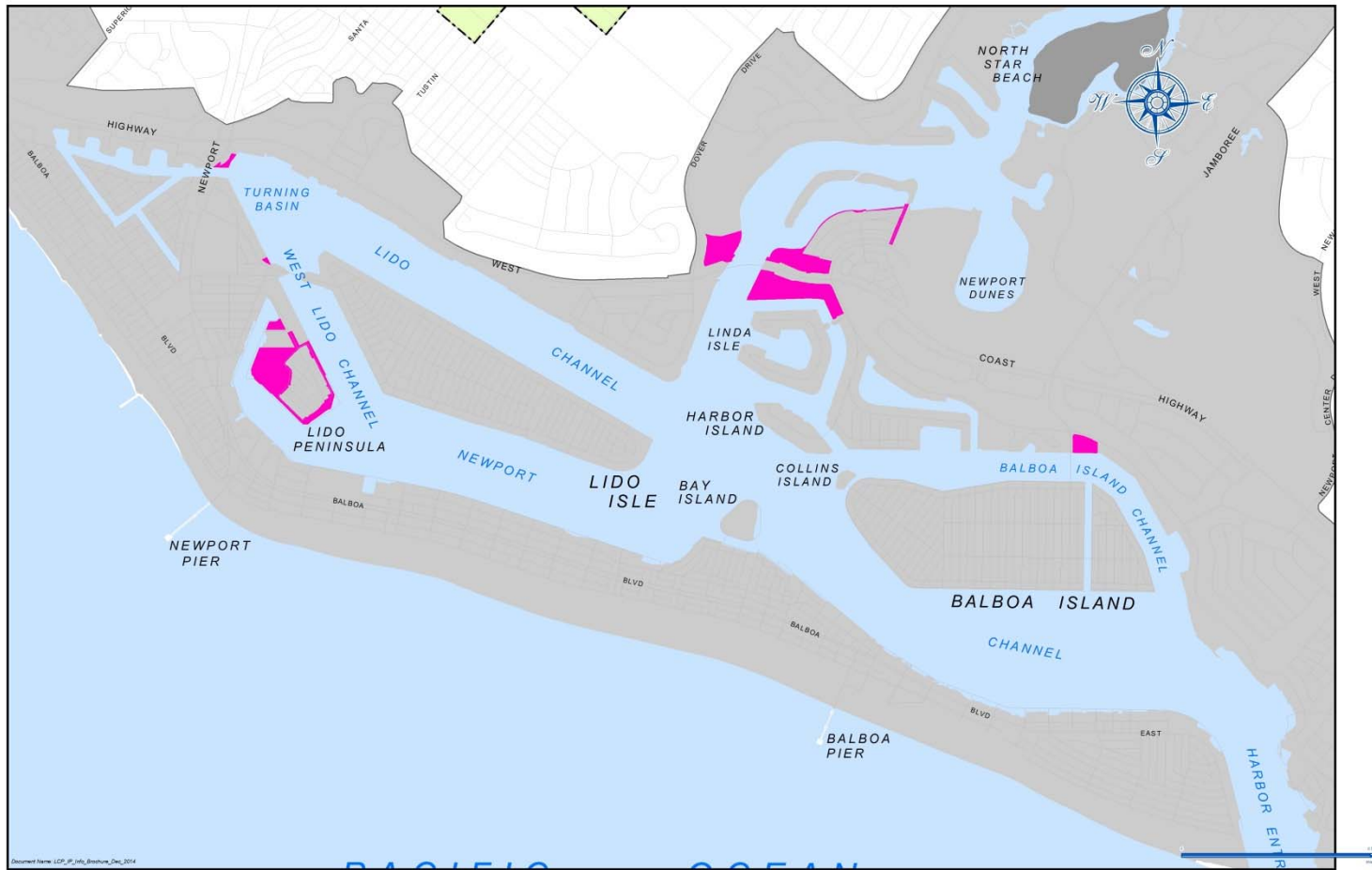
**PUBLIC REVIEW DRAFT 1
February 2015**

Priority Uses

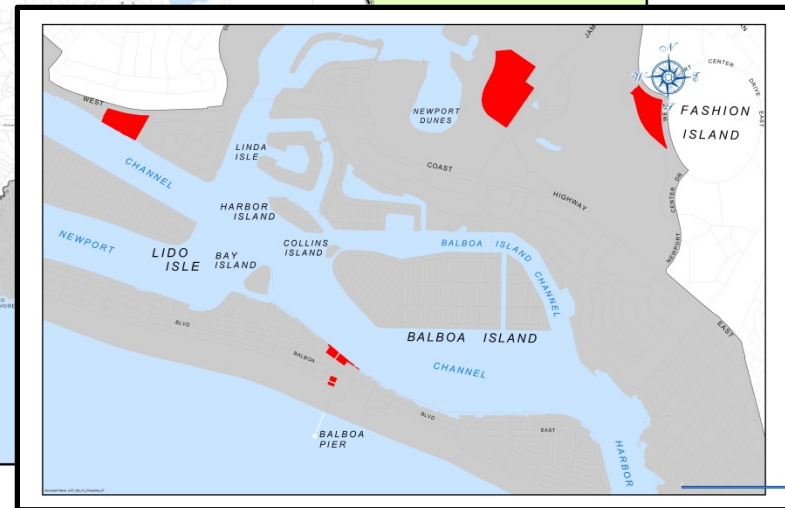
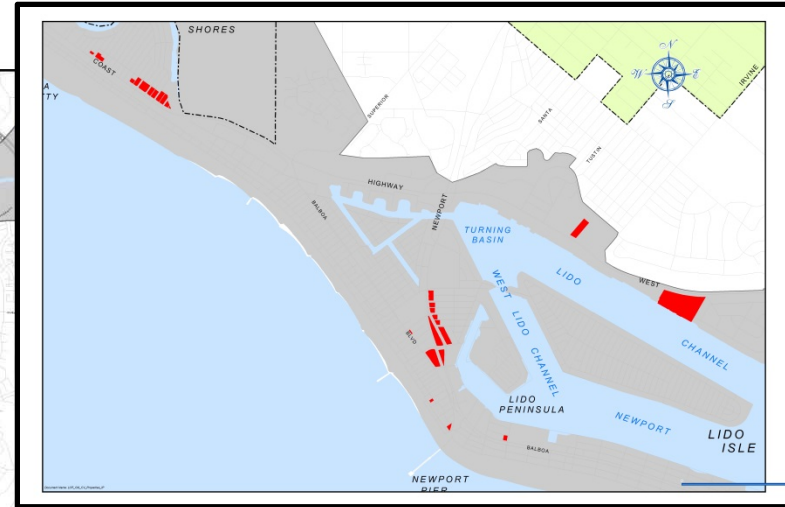
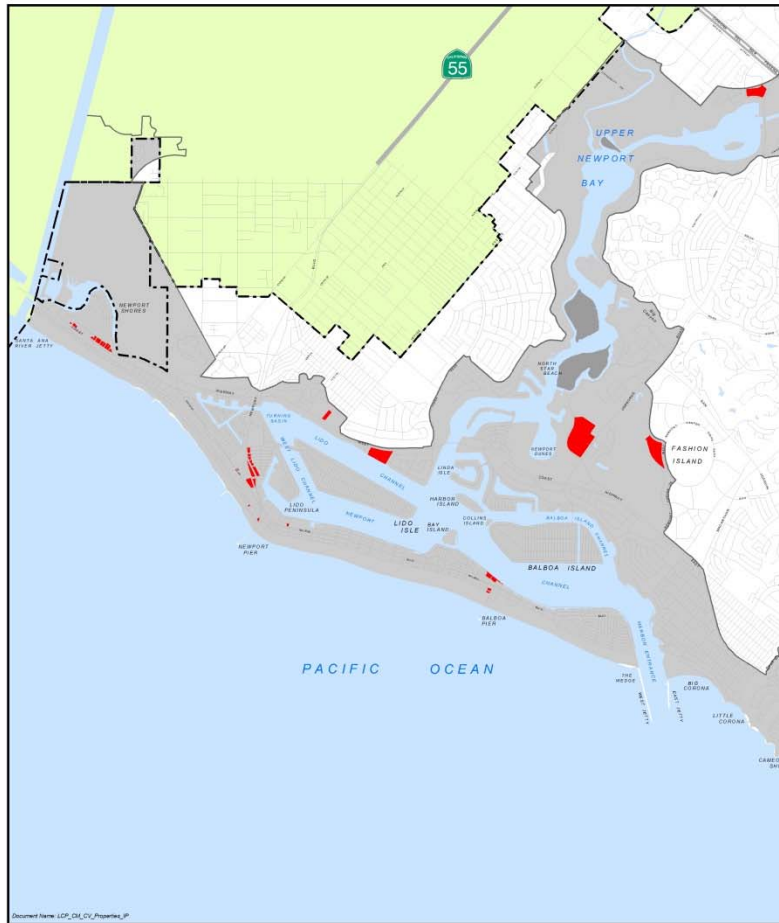


- Coastal-Dependent/Coastal-Related
 - Commercial Recreational/Marine (CM) District
- Visitor-Serving/Recreational
 - Commercial Recreational/Marine (CM) District
 - Commercial Visitor-Serving (CV) District
 - Mixed-use Districts on Peninsula/Balboa Is.

CM District



CV District



No Changes



- No zone changes
- Setbacks, height, FAR, parking, etc. remain the same as today

Bottom Line



NOW

- Apply in Long Beach
- State staff
- Sequential processing
- 6-12+ months processing
- \$5,380-53,800 (gsf) or
- \$3,228-269,000 (cost)
 - Whichever is greater
 - + Grading Fee

POST CERTIFICATION

- Apply at City Hall
- City staff
- Concurrent processing
- 8-12 weeks processing
- \$2,386 (<20k sf)
- \$5,000 @\$166/hr (>20k)

What's Next



- Feb/Mar 2015 – Community Meetings
- Apr/May 2015 – Study Sessions
- Jun/Jul 2015 – Public Hearings
- Sep 2015 – Submittal to CCC
- Oct-Dec 2015 – CCC Review
- Jan and/or Mar 2016 – CCC Hearing
- Apr/May 2016 – City Council Acceptance/Rejection
- Jun/Jul 2016 – Certification



For more information contact:

Patrick J. Alford, Planning Manager
949-644-3235
PAlford@newportbeachca.gov
www.newportbeachca.gov