



NOTICE OF AVAILABILITY OF DRAFT LOCAL COASTAL PROGRAM AMENDMENT RELATED TO SETBACK MAP CORRECTIONS

NOTICE IS HEREBY GIVEN that in accordance with applicable provisions of the Coastal Act and California Code of Regulations (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):

Setback Map Corrections LCP Amendment (LC2020-001) – Amendment to the Local Coastal Program Implementation Plan (Title 21) of the Newport Beach Municipal Code (NBMC) to correct identified errors in the setback maps contained in NBMC Section 21.80.040 (Setback Maps). These maps provide the minimum distance a primary residential structure must be set back from a property line or other identified line such as a bulkhead or abandoned right-of-way line. These setbacks also establish front yard setback areas regulating accessory structures that differ from side or rear yard setback areas. The practice began in 1943 as a way to recognize existing and varying conditions that did not match the Citywide default front yard setback standard of 20 feet. Currently, the 26 coastal zone setback maps are the descendants of the original 1943 maps (districting maps), and several of them contain errors or ambiguities that should be corrected. These errors occurred when the districting maps were converted into setback maps as part of the 2010 comprehensive update to the City’s Planning and Zoning Code (Title 20) of the NBMC. In 2017, the California Coastal Commission certified Title 21, which incorporated the same setback maps for properties located within the coastal zone (PA2020-006).

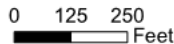
The Planning Commission of the City of Newport Beach is scheduled to consider this item and make a recommendation to the City Council at a regular meeting to be held at 6:30 p.m. on Thursday, July 22, 2021, at the City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. 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 Tuesday, August 24, 2021, 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, AICP, Principal Planner, at 949-644-3209, jmurillo@newportbeachca.gov.

Proposed Map



Existing Map

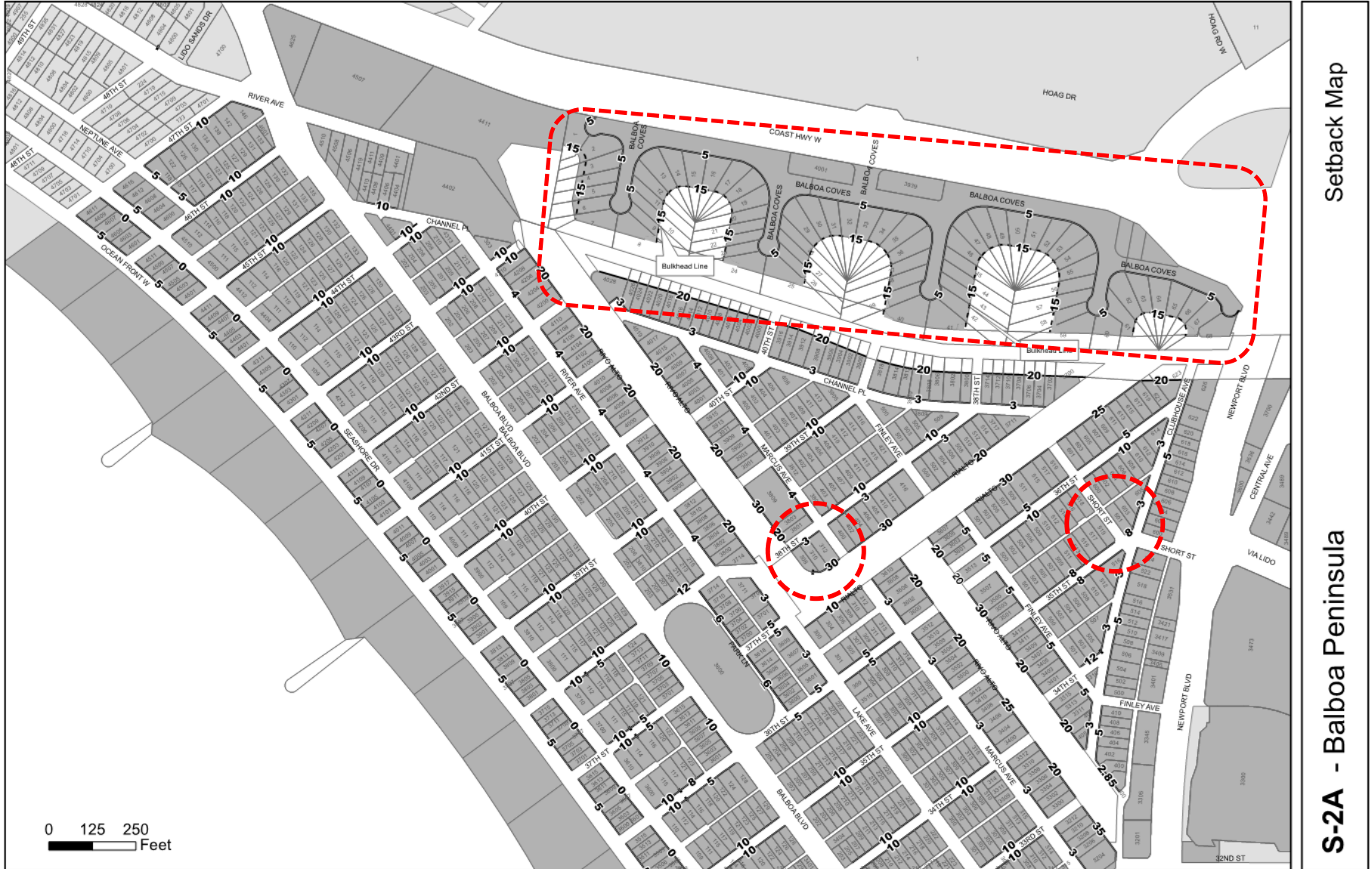


Setback Map

S-1A - West Newport

Setback Map S-2A

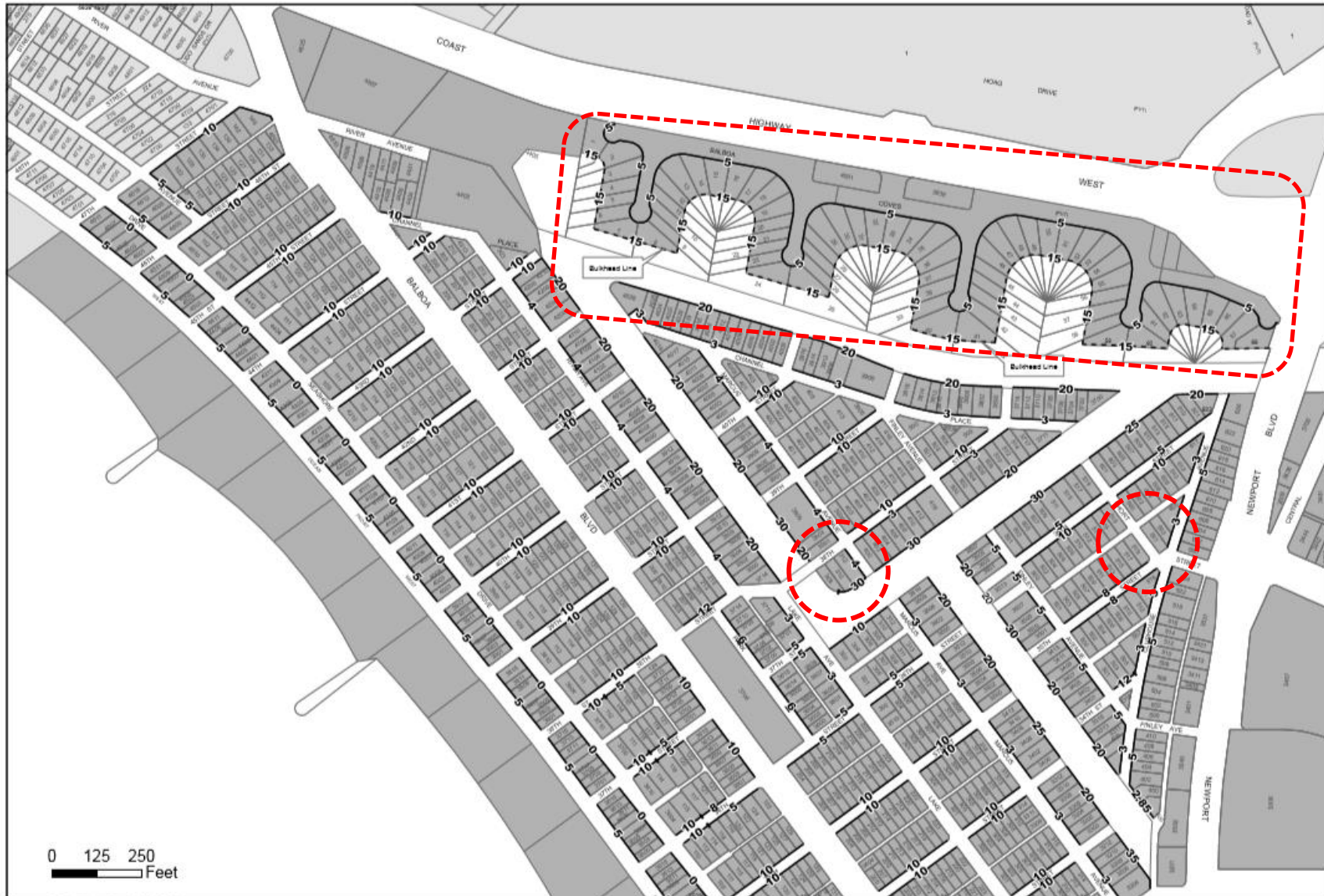
Proposed Map



Setback Map

S-2A - Balboa Peninsula

Existing Map



Setback Map

S-2A - Balboa Peninsula

Setback Map S-2E

Proposed Map



0 125 250
Feet

Setback Map

S-2E

Existing Map

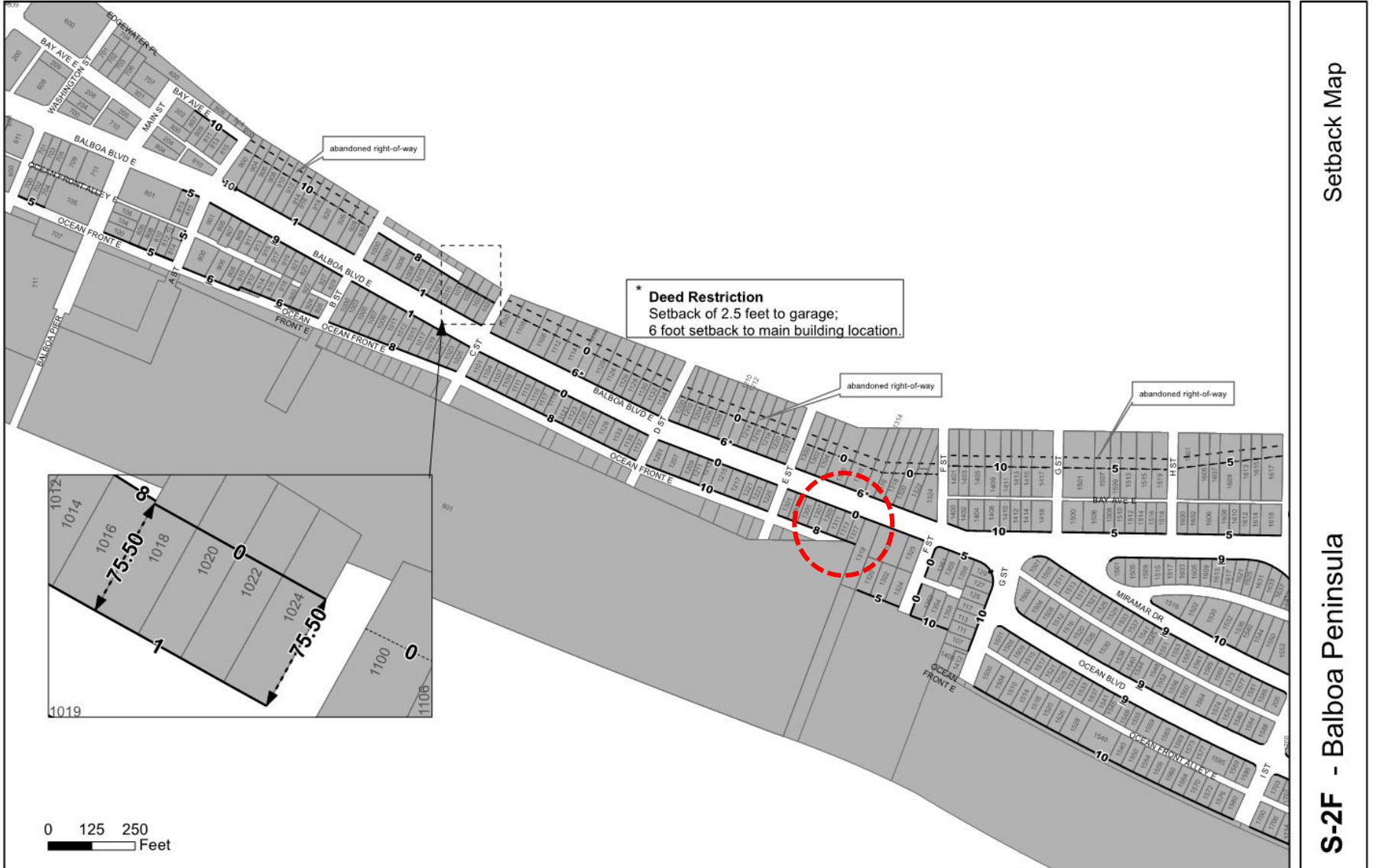


Setback Map

S-2E - Balboa Peninsula

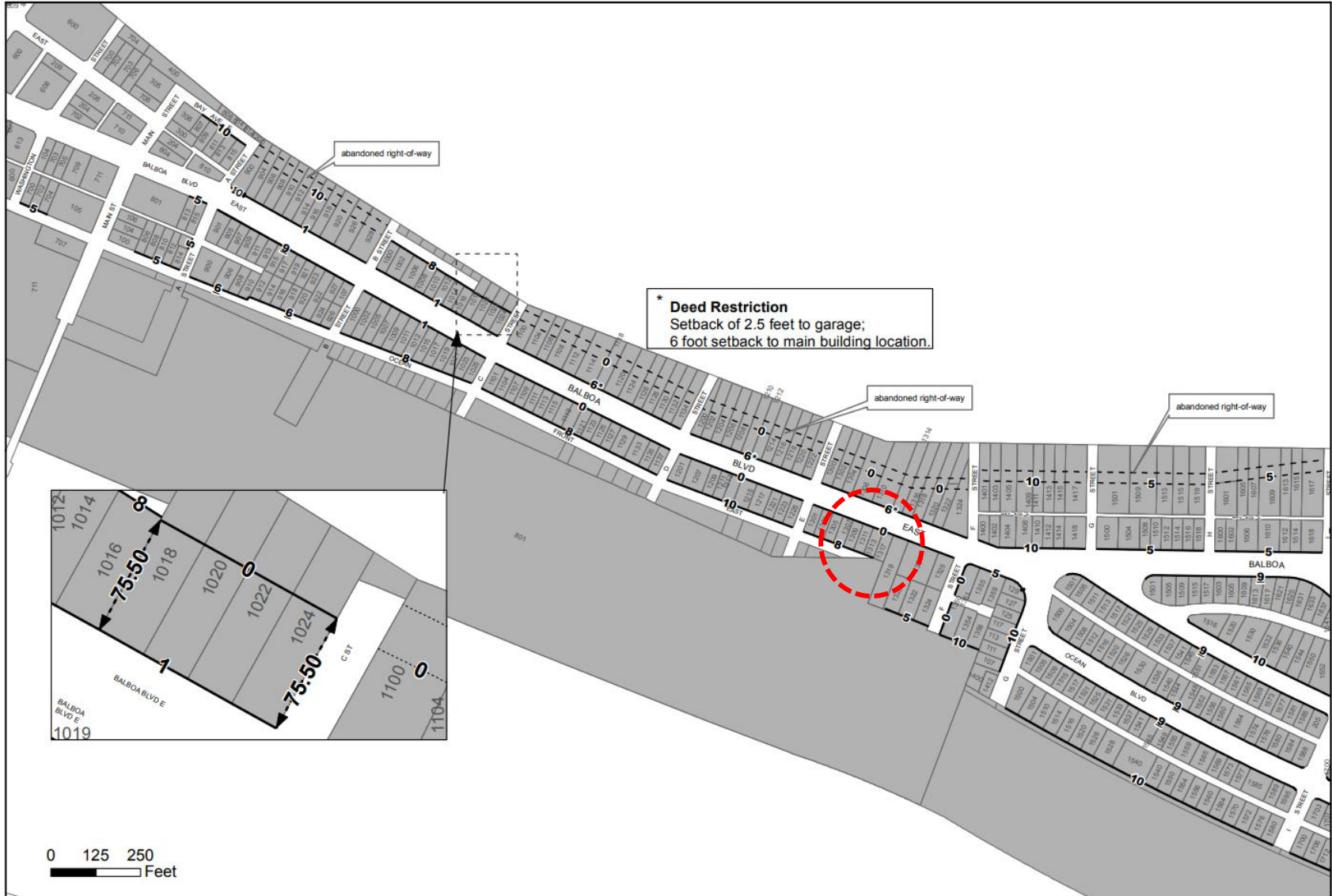
Setback Map S-2F

Proposed Map



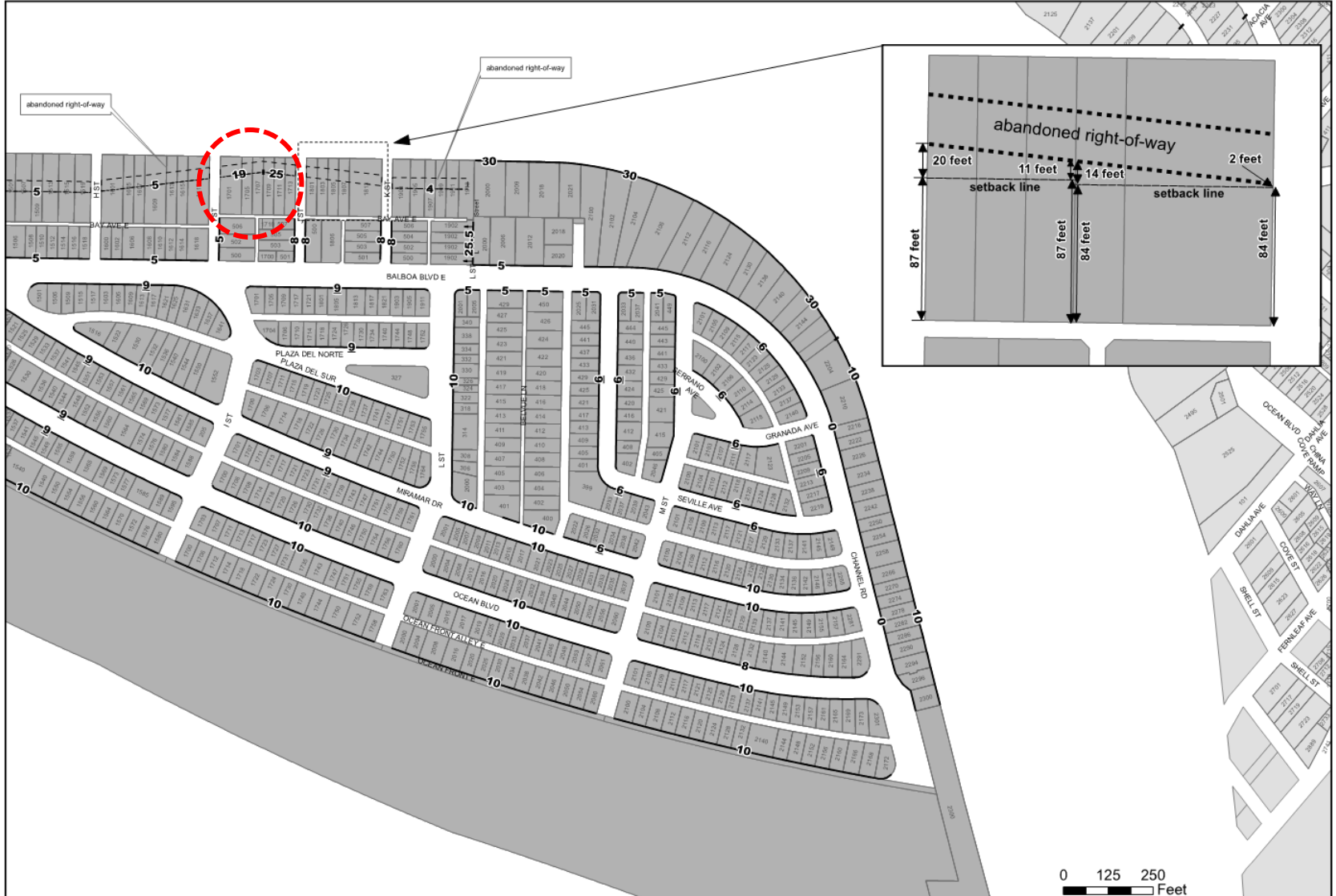
Setback Map S-2F

Existing Map



Setback Map S-2G

Proposed Map

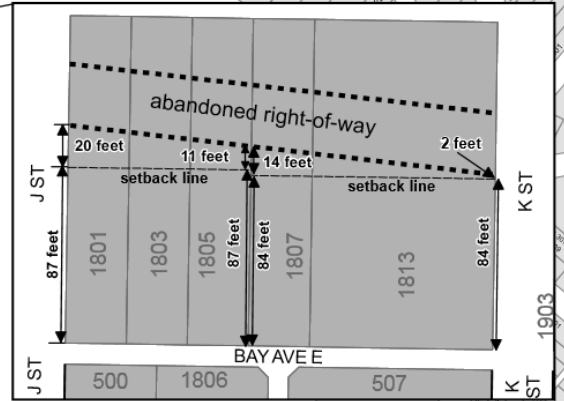
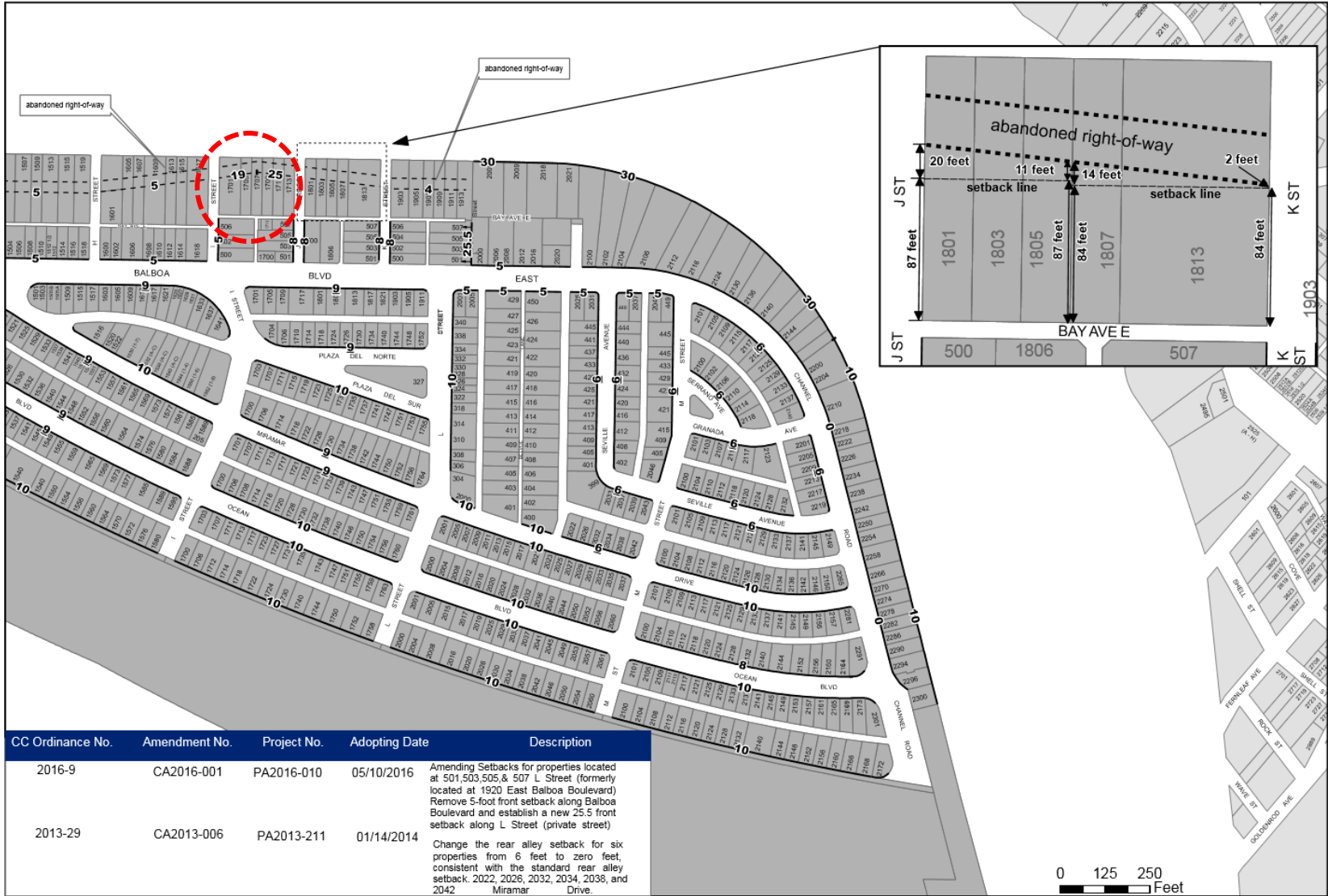


Setback Map

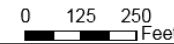
S-2G - Balboa Peninsula

Setback Map S-2G

Existing Map

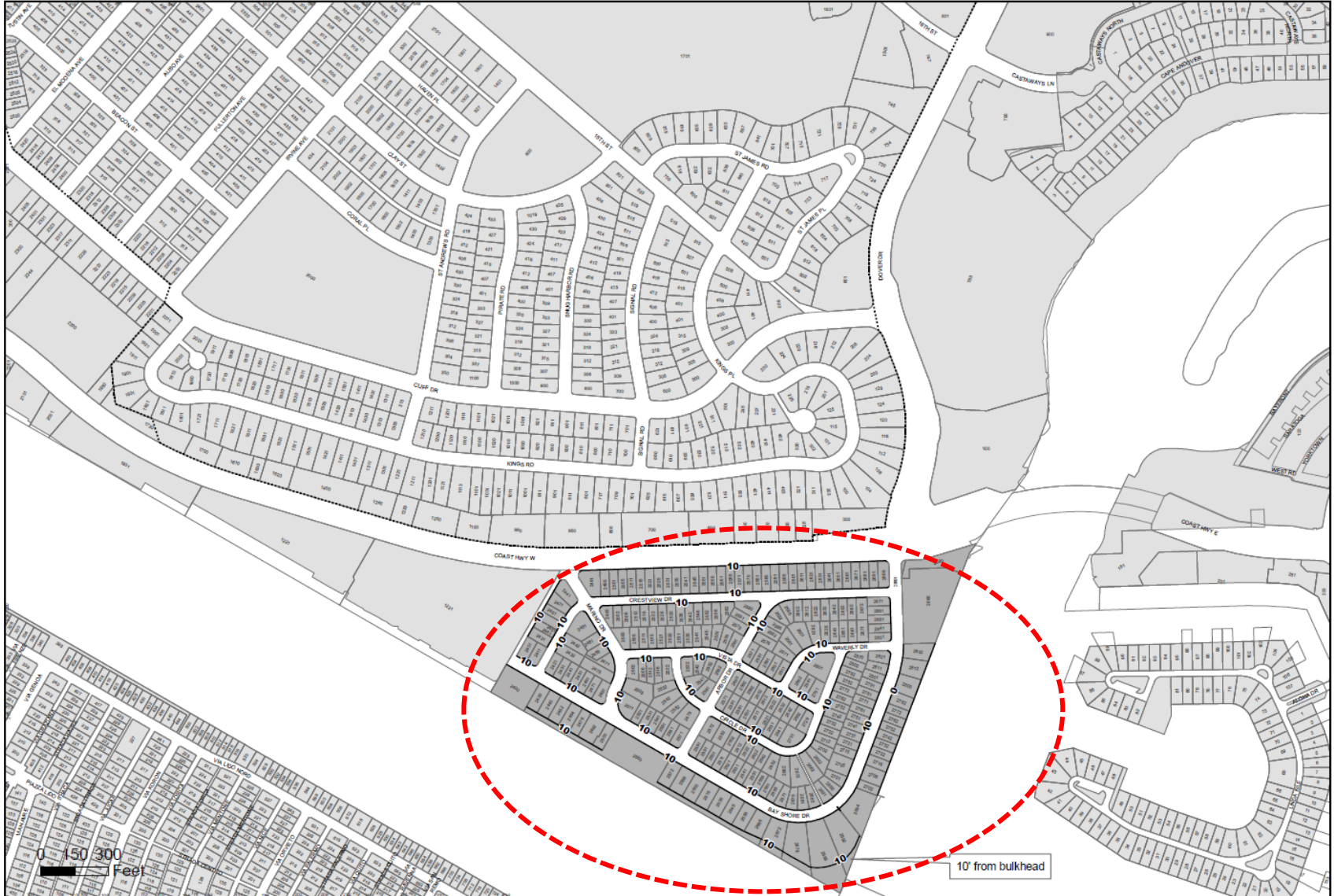


CC Ordinance No.	Amendment No.	Project No.	Adopting Date	Description
2016-9	CA2016-001	PA2016-010	05/10/2016	Amending Setbacks for properties located at 501, 503, 505, & 507 L Street (formerly located at 1920 East Balboa Boulevard) Remove 5-foot front setback along Balboa Boulevard and establish a new 25.5 foot setback along L Street (private street)
2013-29	CA2013-006	PA2013-211	01/14/2014	Change the rear alley setback for six properties from 6 feet to zero feet, consistent with the standard rear alley setback: 2022, 2026, 2032, 2034, 2036, and 2042 Miramar Drive.



Setback Map S-6

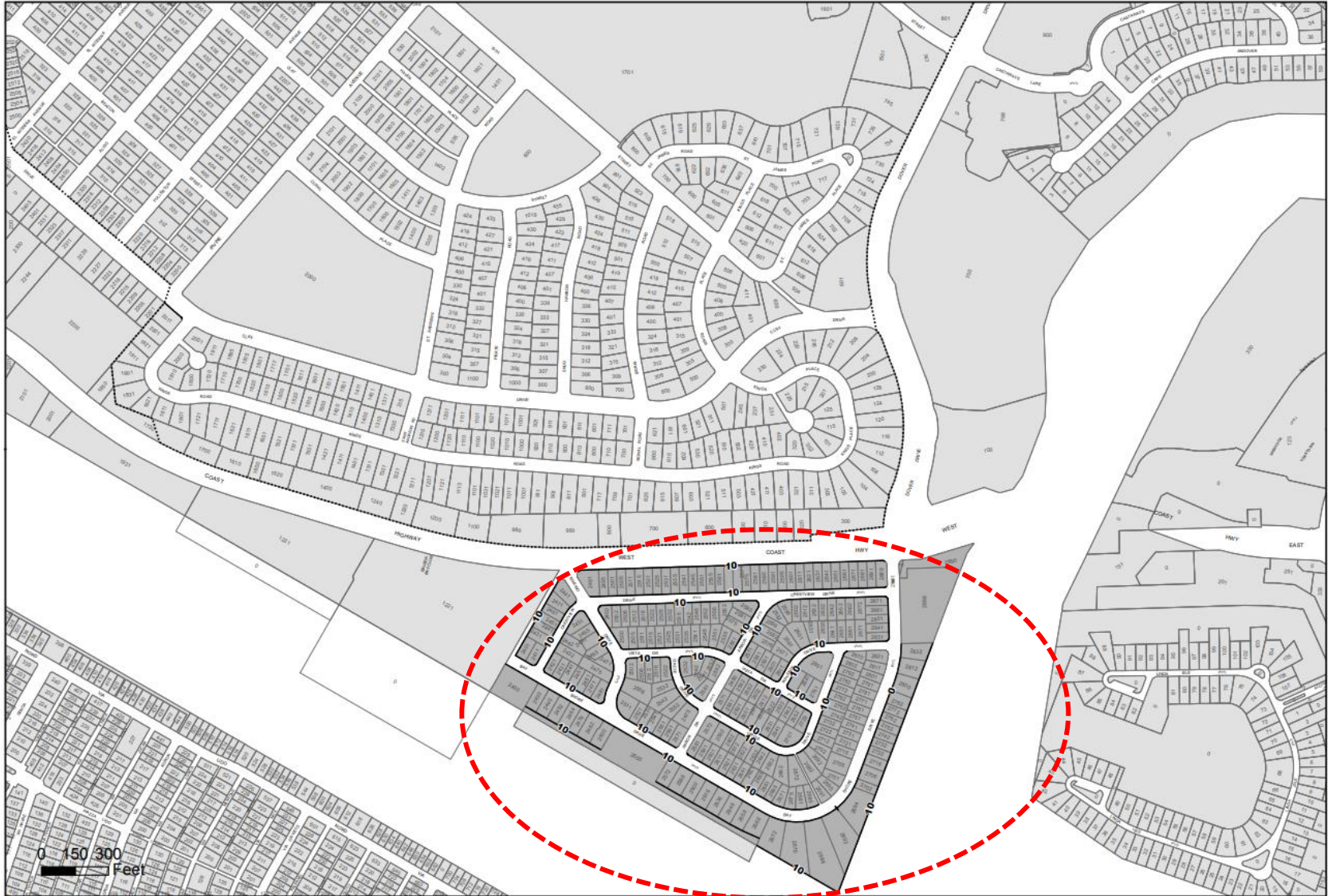
Proposed Map



Setback Map

S-6 - Bay Shores

Existing Map

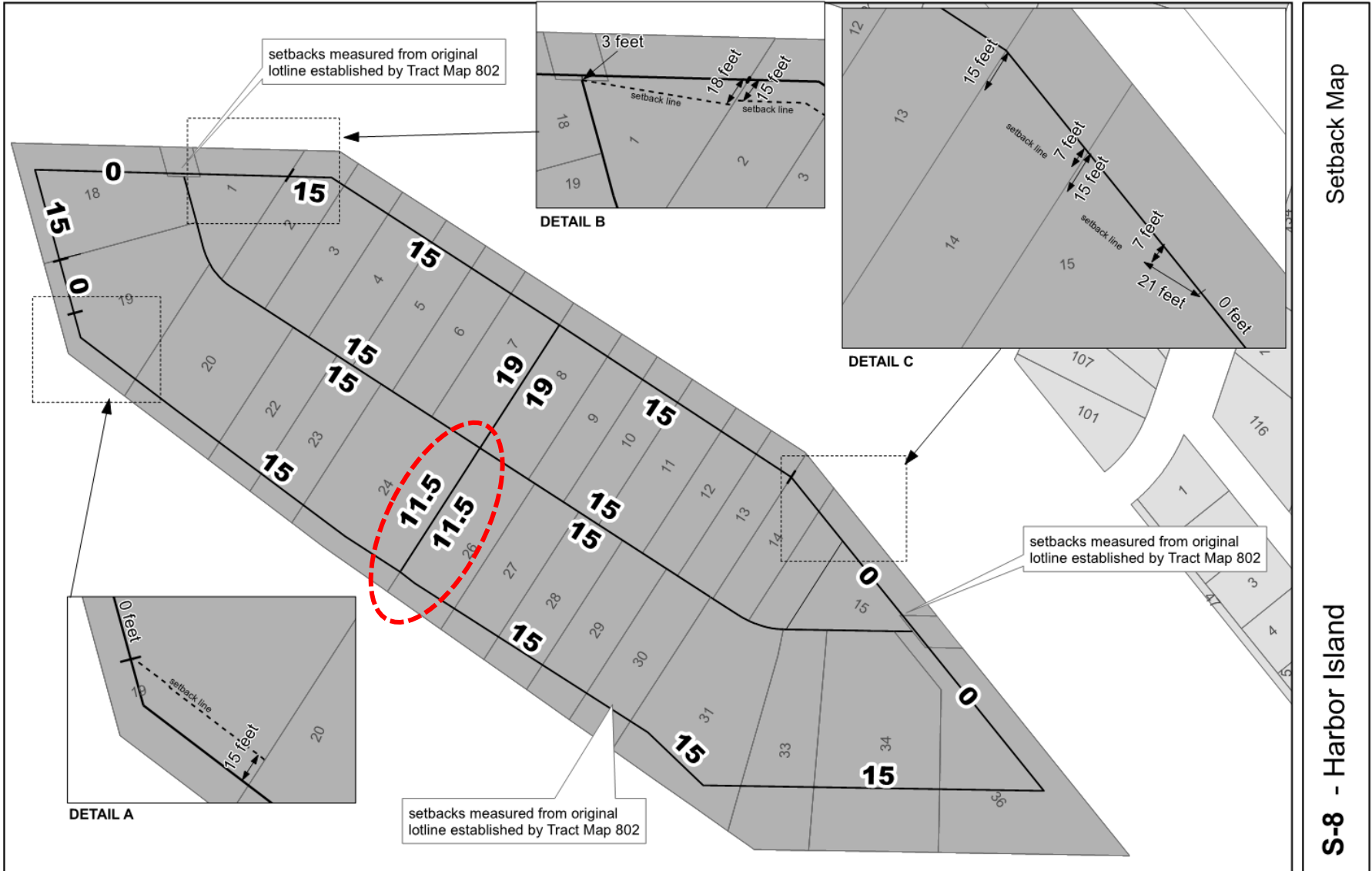


Setback Map

S-6 - Bay Shores

Setback Map S-8

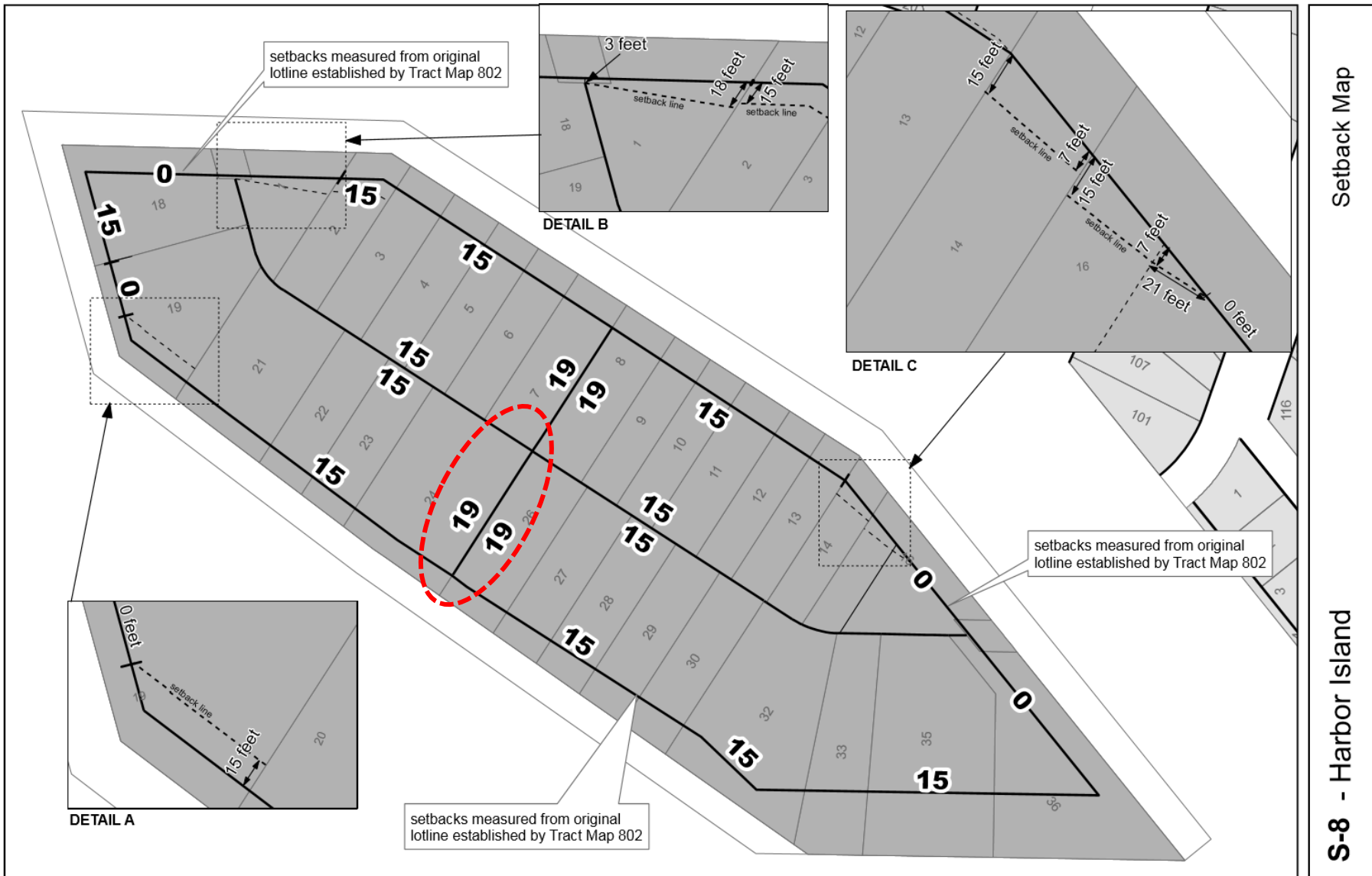
Proposed Map



Setback Map

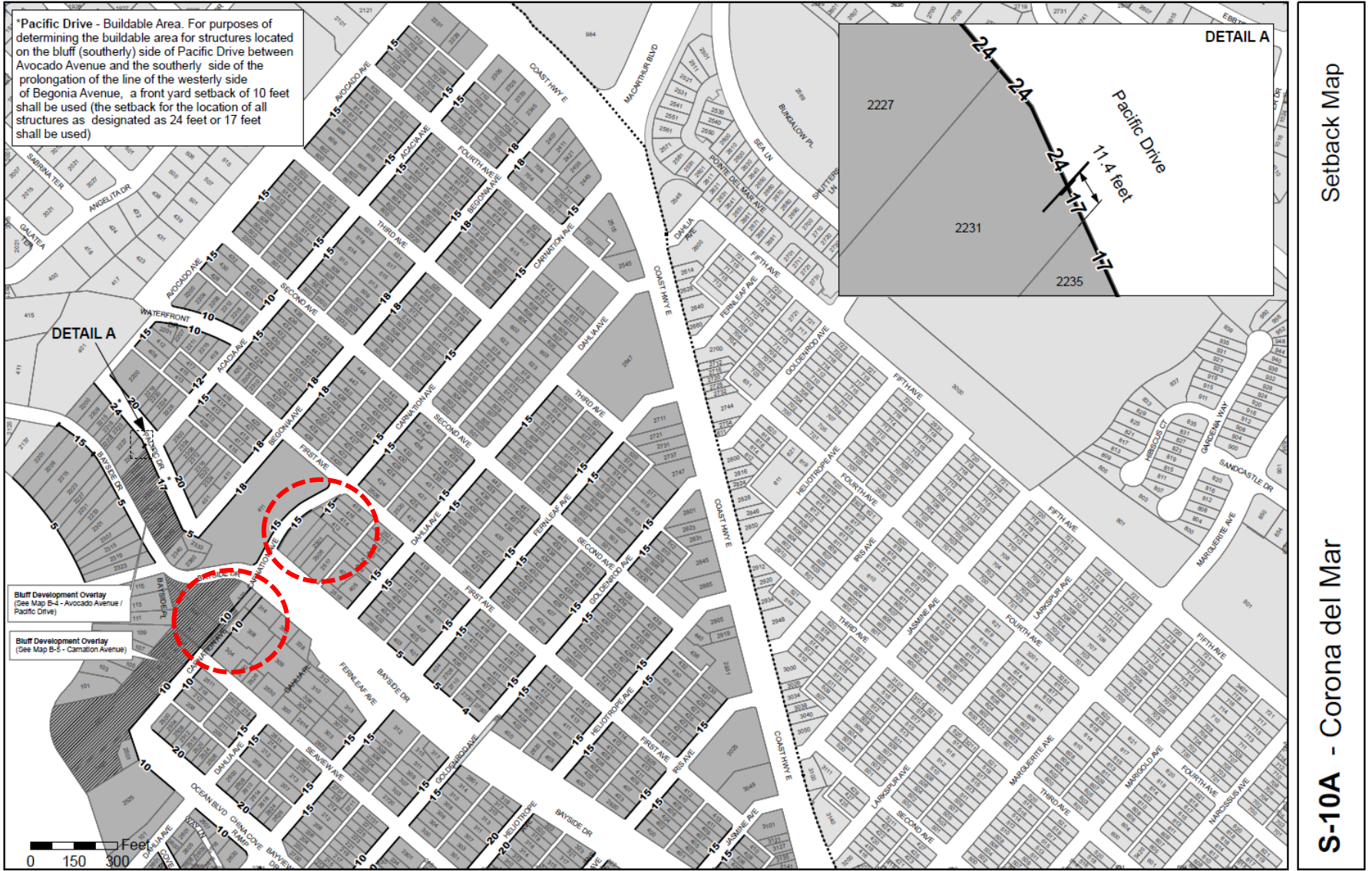
S-8 - Harbor Island

Existing Map



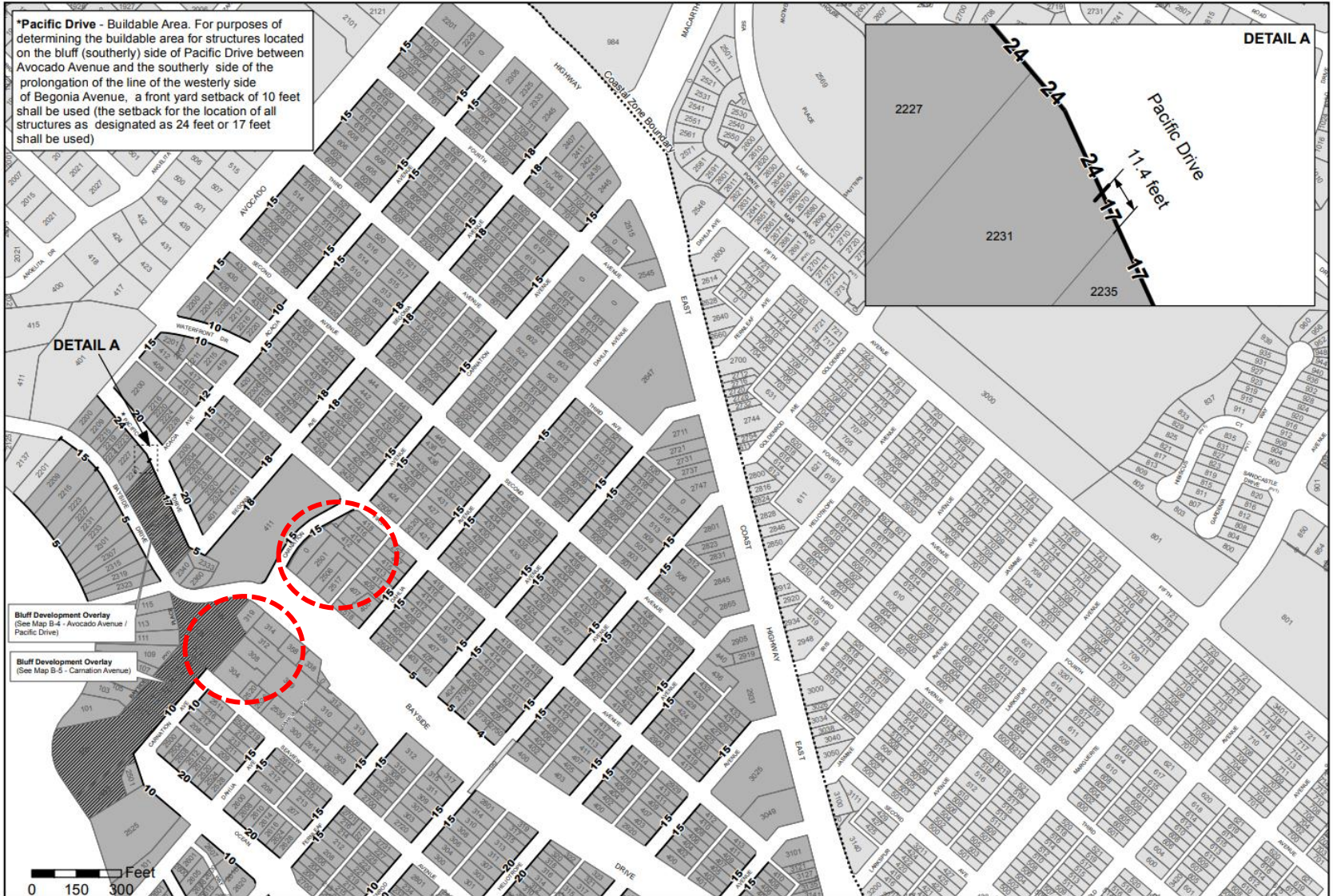
Setback Map S-10A

Proposed Map



Setback Map S-10A

Existing Map



Setback Map

S-10A - Corona del Mar

Setback Map S-10B

Proposed Map

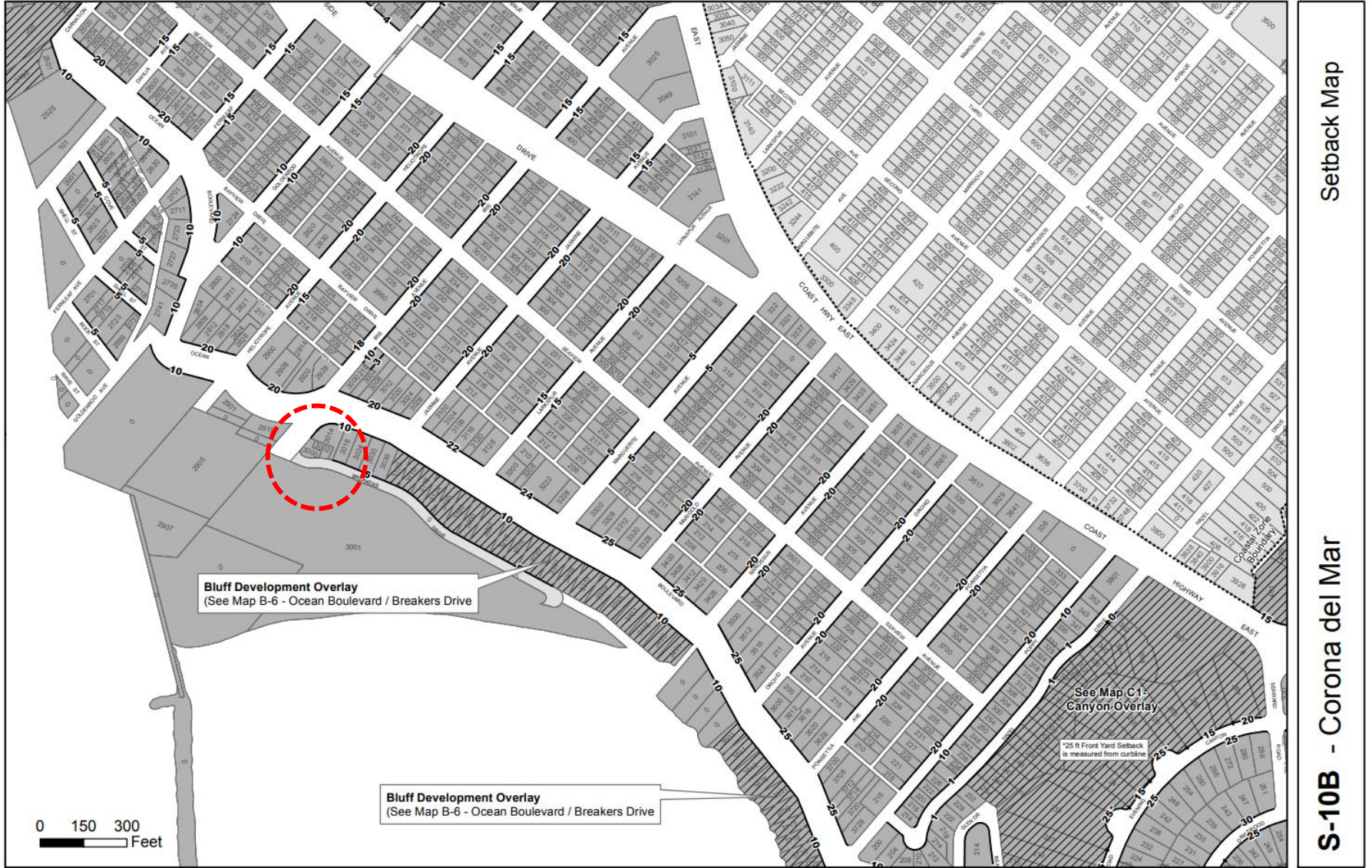


Setback Map

S-10B - Corona del Mar

Setback Map S-10B

Existing Map



Setback Map S-10D

Proposed Map

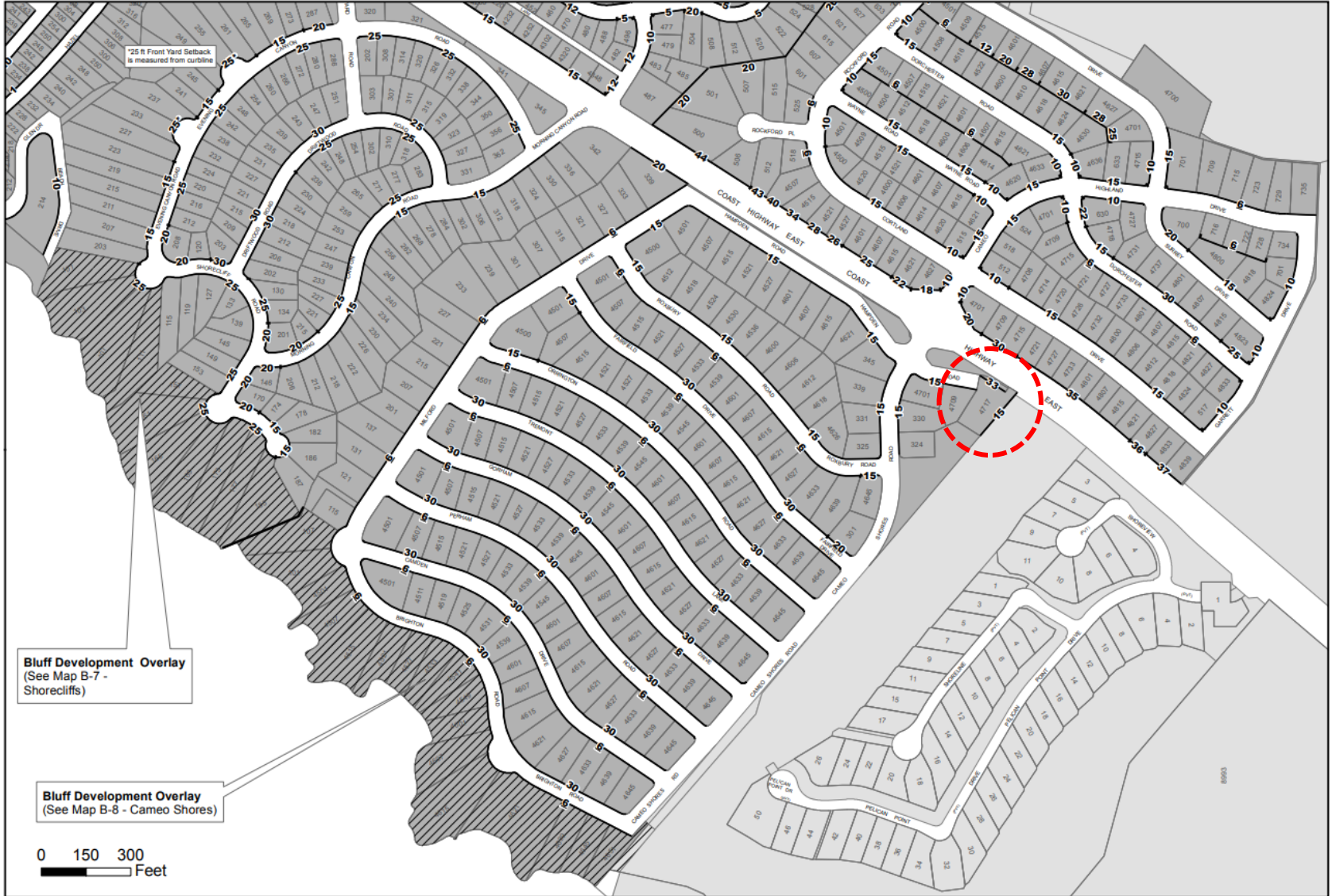


Setback Map

S-10D - Corona del Mar

Setback Map S-10D

Existing Map



Setback Map

S-10D - Corona del Mar