



**UPDATED NOTICE OF AVAILABILITY OF
DRAFT LOCAL COASTAL PROGRAM AMENDMENT TO REVISE
THE COASTAL LAND USE AND ZONING DISTRICT FOR 3014 BALBOA
BOULEVARD (PA2020-060)**

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 Coastal Land Use Plan (CLUP) and Implementation Plan (IP) of certified Local Coastal Program (LCP):

Hanna Residences LCP Amendment – An existing restaurant is proposed to be demolished and replaced with two-unit residential condominiums. This requires the following:

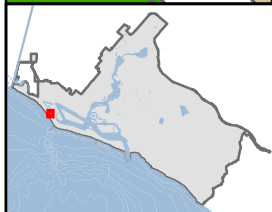
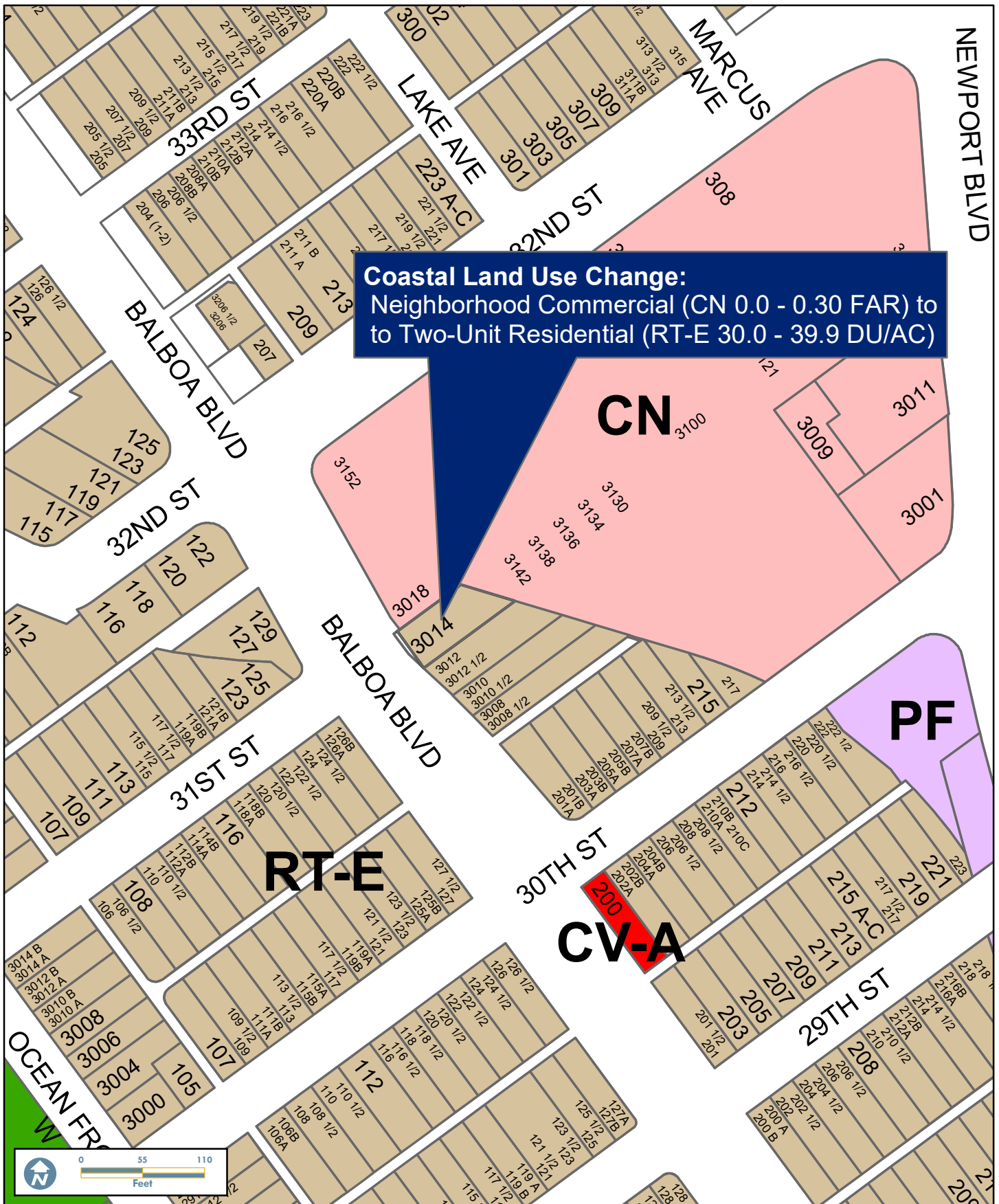
1. An amendment to the Newport Beach Coastal Land Use Plan (CLUP) to change the land use category from Neighborhood Commercial (CN 0.0 – 0.30 FAR) to Two Unit Residential (RT-E 30.0 – 39.9 DU/AC);
2. An amendment to Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to change the coastal zone designation from Commercial Neighborhood (CN 0.30 FAR) to Two-Unit Residential (R-2); and
3. **An amendment to Setback Map S-2B to remove a front setback designation along the side property line.**

The attached maps indicate the amendments to both the CLUP and Title 21.

The Planning Commission of the City of Newport Beach is tentatively 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 **December 8, 2022**, in the City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. The date and time of the Planning Commission meeting will be 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 at 4:00 p.m. on January 10, 2023, in 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 also be noticed in accordance with City of Newport Beach notification requirements.

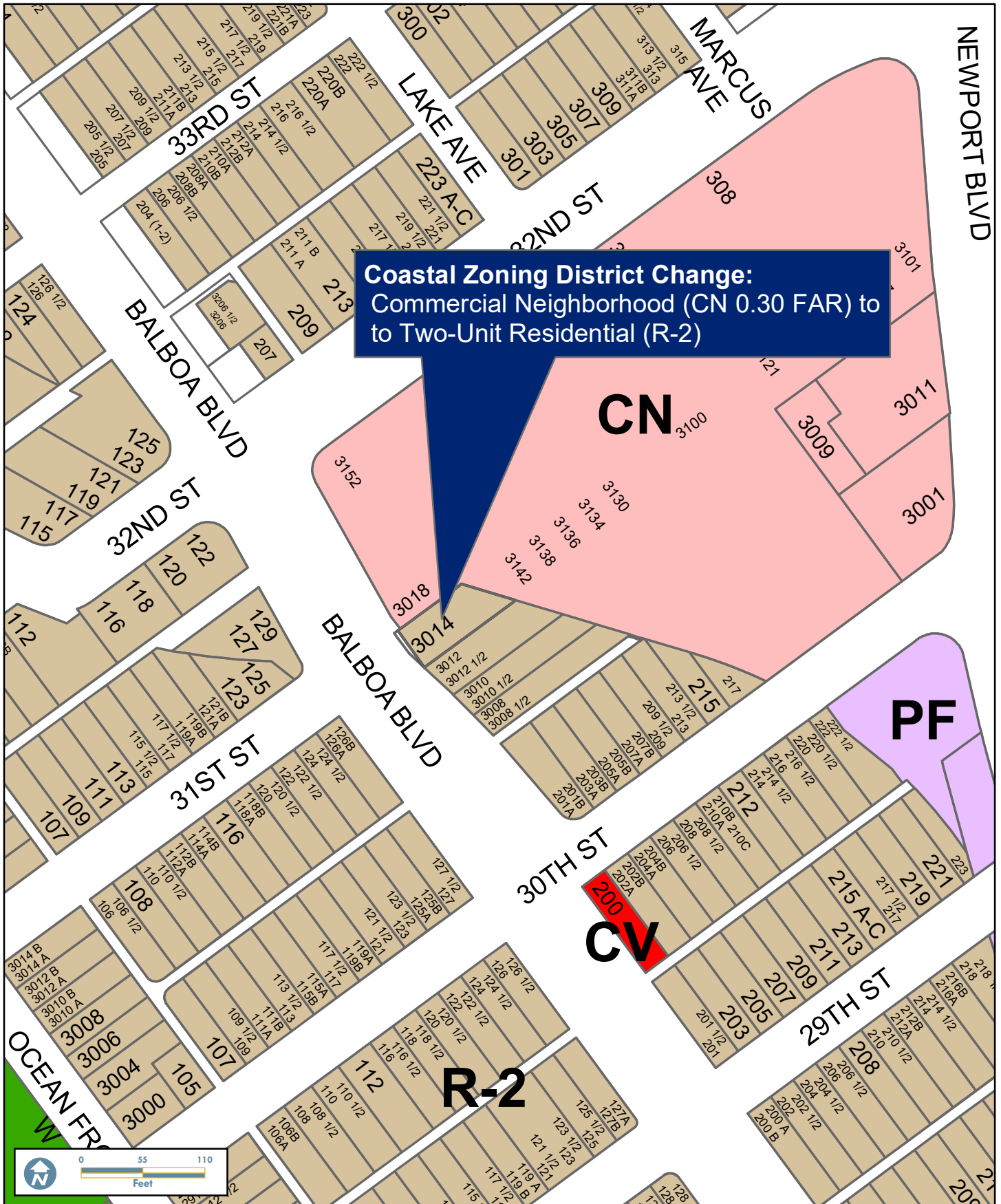
For questions regarding this proposed LCP Amendment, please contact David Lee, Associate Planner, at 949-644-3225, dlee@newportbeachca.gov.



**Local Coastal Program Amendment
 No. LC2020-005 (Coastal Land Use Plan)
 3014 Balboa Blvd
 PA2020-060**

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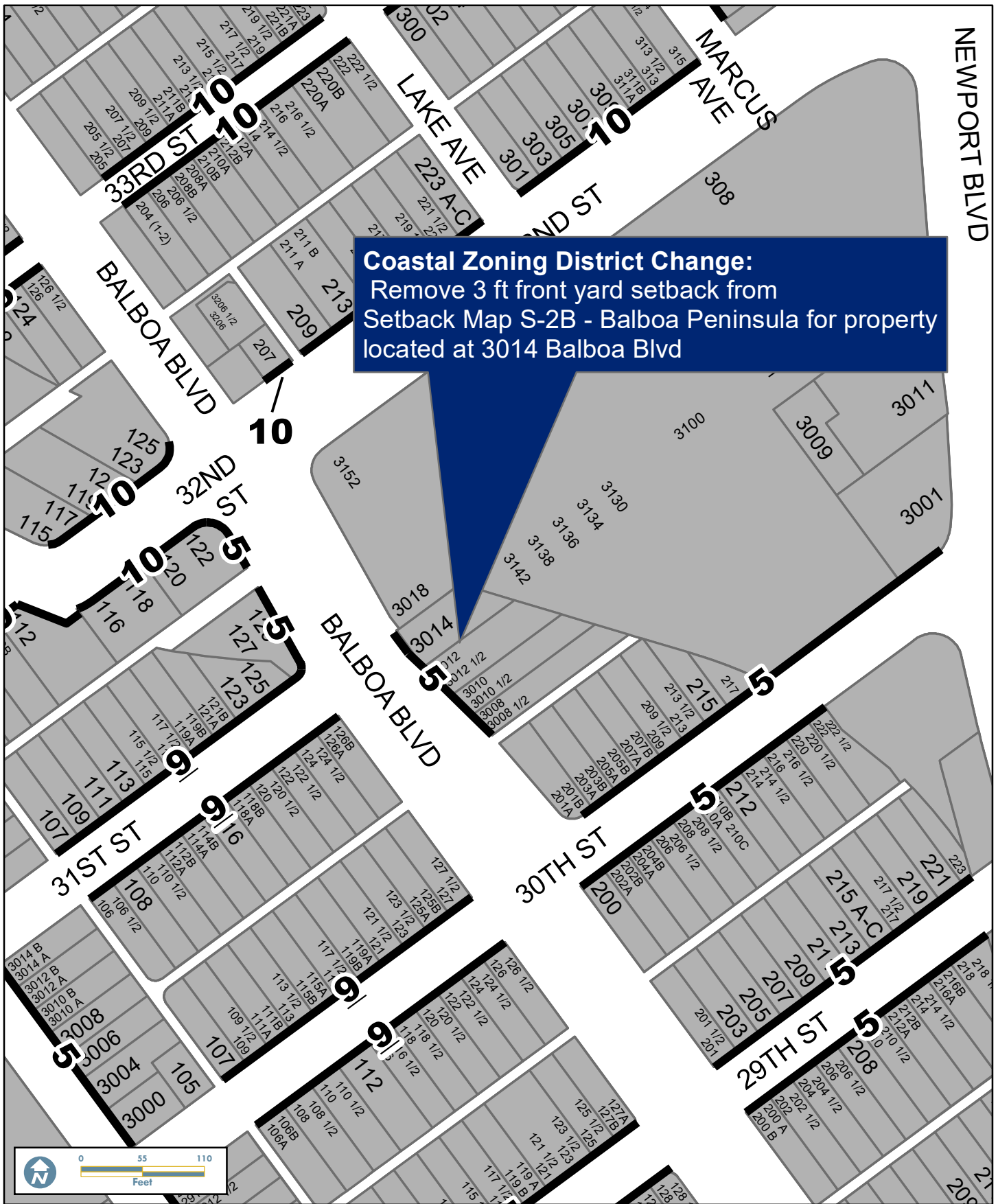
City of Newport Beach
 GIS Division
 September 28, 2022



**Coastal Zoning District Change:
Commercial Neighborhood (CN 0.30 FAR) to
Two-Unit Residential (R-2)**

**Local Coastal Program Amendment
No. LC2020-005 (Implementation Plan)
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City of Newport Beach
 GIS Division
 November 17, 2022