



# CITY OF NEWPORT BEACH

## Notice of Availability

### *Local Coastal Program*

### *Coastal Land Use Plan Amendment No. 2007-003*

The City of Newport Beach is considering an amendment of Coastal Land Use Plan policies that presently allow limited development on coastal bluffs located on Pacific Drive, Carnation Avenue and Ocean Boulevard. Specifically, the draft amendment would modify Policy 4.4.3-8 and Policy 4.4.3-9 to clarify the maximum extent of possible development allowable on the bluff face. Currently, development is limited to be within the predominant line of existing development and this limitation is not proposed to be eliminated. The proposed language changes would eliminate possible conflicting interpretations and application of the policies that could lead to conflicts with other resource protection policies. In addition to these policy changes, the amendment includes a new policy that provides that the predominant line of existing development is not the only factor in determining the extent of possible development on the bluff face. Lastly, the proposed amendment includes a minor change to the definition of “predominant line of development” by simply renaming it the “predominant line of existing development.”

The City of Newport Beach will be holding public hearings on the proposed amendment of the Coastal Land Use Plan in the coming weeks and a notice of the time and place will be issued no later than 10 days in advance of the hearing.

Pursuant to the Coastal Act, the City of Newport Beach seeks to provide maximum opportunities for the participation of the public and all affected governmental agencies in the preparation of this amendment of the Coastal Land Use Plan. Copies of the draft amendment are available at the Planning Department office located in City Hall, 3300 Newport Boulevard, Newport Beach, CA 92663. The draft amendment is also available in PDF format at the City of Newport Beach website site at <http://www.city.newport-beach.ca.us/Pln/LCP/LCP.htm>.

If you have any questions, please call James Campbell, Senior Planner at (949) 644-3210 or e-mail to [JCcampbell@city.newport-beach.ca.us](mailto:JCcampbell@city.newport-beach.ca.us).

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