



== CITY OF ==

# NEWPORT BEACH

## City Council Staff Report

July 25, 2017  
Agenda Item No. 12

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** Kimberly Brandt, Community Development Director - 949-644-3232, kbrandt@newportbeachca.gov

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**TITLE:** Newport Coast Local Coastal Program and Planned Community Amendments Initiation

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### **ABSTRACT:**

A request for City Council initiation of Local Coastal Program and Planned Community Development Plan amendments intended to incorporate Newport Coast into the City's certified Local Coastal Program.

### **RECOMMENDATION:**

- a) Find that the action is not subject to the California Environmental Quality Act pursuant to Sections 15060(c)(2) and 15060(c)(3); and
- b) Initiate amendments to the City's certified Local Coastal Program and the Newport Coast Planned Community Development Plan to incorporate Newport Coast into the City's certified Local Coastal Program.

### **FUNDING REQUIREMENTS:**

There is no fiscal impact related to this item.

### **DISCUSSION:**

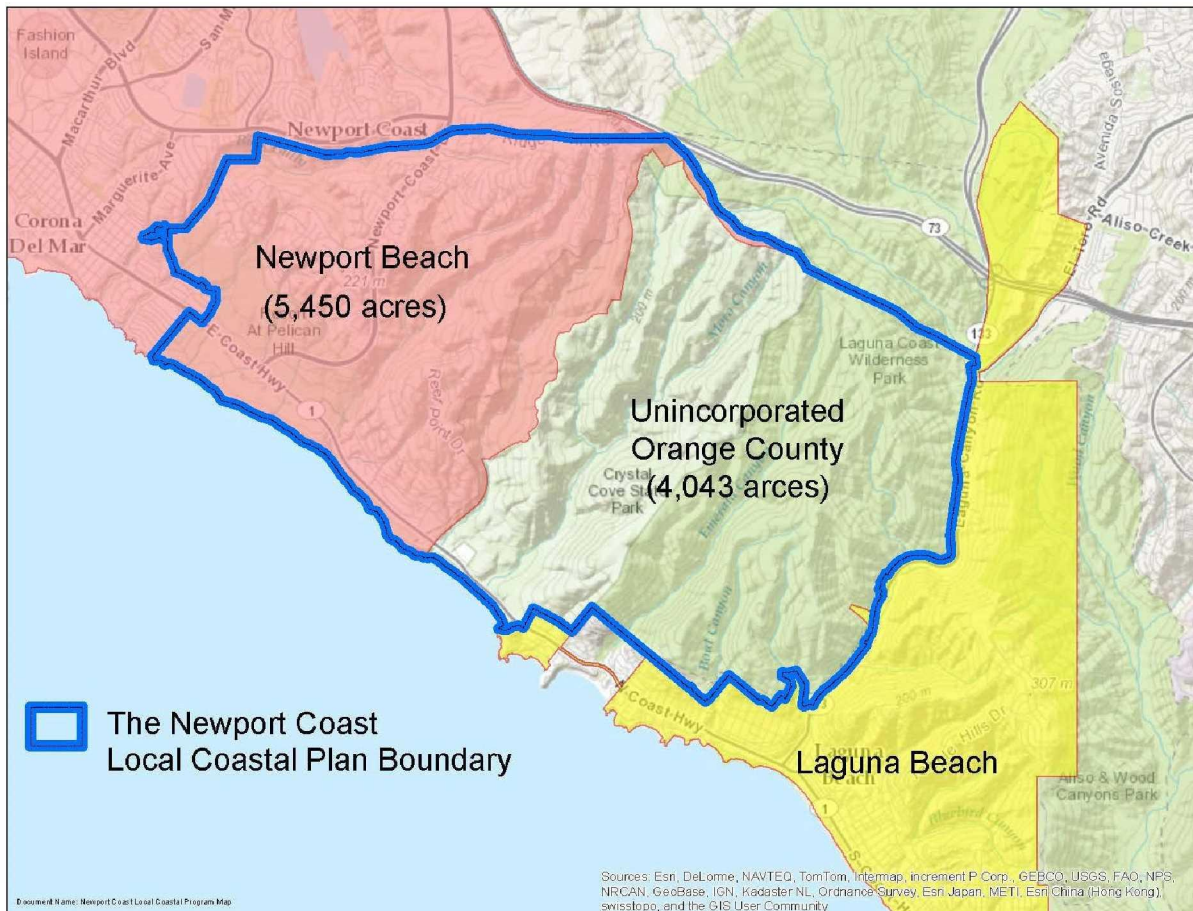
Newport Coast is located in the easternmost area of the City (see map below), and it includes 5,450 acres and has a maximum build-out under the General Plan of 2,600 dwelling units (182 remaining), 2,150 hotel rooms (1,046 remaining) and 200,000 square feet of commercial floor area (75,933 remaining).

Senate Bill 516 (SB 516), passed in 2001, added Section 30519.2 to the California Coastal Act, which allowed the County of Orange (County) to continue to implement its certified Local Coastal Program (LCP) for Newport Coast following the area's annexation by the City. This includes coastal development permit authority.

Coastal Act Section 30519.2 also provides that the City may assume coastal management responsibility for the Newport Coast area through the preparation, approval, and certification of an LCP. The Coastal Commission effectively certified the City's LCP on January 13, 2017. Therefore, it is appropriate to begin the process to incorporate the Newport Coast area into the City's certified LCP and assume coastal development permit authority for the area. This will require LCP amendments to both the Coastal Land Use Plan and Implementation Plan to incorporate policies and land use and property development regulations for the Newport Coast area.

The City's adopted zoning regulations for Newport Coast (Planned Community No. 52) will also need to be appropriately amended. Therefore, staff is requesting the City Council to initiate such an amendment pursuant to Section 20.56.050 (E) of the Zoning Code. Additionally, staff is not recommending any changes to the existing land use or development entitlements specified above.

The County will also need to adopt an amended LCP for the remaining 4,043-acre unincorporated portion of the Newport Coast LCP. City staff is working with County staff to prepare this LCP.



**ENVIRONMENTAL REVIEW**

Staff recommends the City Council find this action is not subject to the California Environmental Quality Act (" CEQA") pursuant to Sections 15060(c)( 2) ( the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060( c)( 3) ( the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because the initiation of the NBMC amendment has no potential for resulting in physical change to the environment, directly or indirectly.

**NOTICING:**

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).