

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 East Ocean Avenue, Suite 300
Long Beach, CA 90802
(562) 590-5071



RECEIVED BY
COMMUNITY
DEVELOPMENT

October 30, 2020

NOV 04 2020

CITY OF
NEWPORT BEACH

Jaime Murillo
Principal Planner
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660
VIA E-MAIL AND US POST

Re: City of Newport Beach Local Coastal Plan Amendment 1-20, LCPA-5-NPB-20-0025-1
(Cottage Preservation, Lido Isle Hedge Height Limits, and Accessory Dwelling Units)

Dear Mr. Murillo,

On April 13, 2020, the Commission received the above-cited LCP Amendment request. The request proposes changes to certified language in both the Land Use Plan (LUP) and Implementation Plan (IP) portions of the LCP. On April 24, 2020, Commission staff responded to the LCP submittal to request additional time to review the submittal in light of staffing constraints resulting from COVID-19 restrictions.

The April 13, 2020 submittal consists of three proposed amendments to the existing certified language. Part A of the submittal proposes to amend LUP Policy 2.9.3-8 and IP Section 21.38.060 in order to allow beach cottage additions up to 50 percent of the floor area or 750 square feet. Part B of the submittal proposes to amend IP Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls) to allow hedge heights of five feet in front setback areas along stradas located in Lido Isle. Section 21.80.010 (Area Maps) of the IP would also be amended under Part B to include a new Area Map A-10 that identifies Lido Isle and locations of stradas. Part C of the submittal proposes several changes to the certified LCP to bring the City's ADU regulations into compliance with Government Code Sections 65852.2 and 65852.22.

After staff review of all the transmitted documents for consistency with the LCP Amendment submittal requirements of Section 13551-13533, Title 14 of the California Code of Regulations, we have determined that Part B and Part C of the submittal are found to be in proper order and legally adequate to comply with Public Resources Code Section 30510(b). Therefore, these sections have been found to be properly submitted and officially complete as of October 30, 2020. Therefore, Staff aims to schedule Parts B and C for Commission action, or to request a time extension at the Commission's January 2021 hearing.

However, upon staff review of Part A of the submittal, we have determined that additional information must be submitted for this section before it can be deemed complete. Specifically, Commission staff is requesting a parking analysis that details how the proposed changes to beach cottage remodel regulations would impact public parking in

the area as well as overall public coastal access. The analysis should analyze the potential loss of current public parking spaces that would result from this amendment, clarify the number of beach cottages that would be affected by this amendment, describe how far the affected cottages are from the beach, and verify whether the subject area is used for beach access. Therefore, as of the date of this letter, Part A of the amendment submittal is not deemed complete or deemed filed. Upon receipt of the requested parking analysis, staff will determine whether the supplemental information is sufficient to deem Part A of the amendment as complete. If you have any questions, please email me at amrita.spencer@coastal.ca.gov.

Sincerely,

DocuSigned by:

Amrita Spencer

Amrita Spencer

Coastal Program Analyst

cc: Zach Rehm, District Supervisor
Karl Schwing, District Deputy Director

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 East Ocean Avenue, Suite 300
Long Beach, CA 90802
(562) 590-5071



April 24, 2020

RECEIVED BY
COMMUNITY
DEVELOPMENT

APR 29 2020

CITY OF
NEWPORT BEACH

Jaime Murillo
Principal Planner
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660
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Section 13553 of the California Code of Regulations states "[a]n amendment to a certified LCP or LRDP together with all necessary attachments and exhibits shall be deemed "submitted" after having been received and found by the executive director of the Commission to be in proper order and legally adequate to comply with Public Resources Code Section 30510(b). Said review shall be completed within a reasonable time, **but unless there are unusual circumstances**, no later than ten (10) working days after the date it is received in the Commission offices during normal working hours [...]". Due to staffing constraints related to COVID-19 restrictions, existing LCP workload, including other Orange County cities LCP amendments, we have had to take additional time to review this comprehensive LUP update submittal, and we greatly appreciate your patience with this process. Although the LCP amendment request was well-organized, as of the date of this letter, the amendment package has not been completely reviewed and therefore, is not deemed complete or deemed filed.

Sincerely,

A handwritten signature in cursive script that reads "Liliana Roman".

Liliana Roman
Coastal Program Analyst

cc: Zach Rehm, District Supervisor
Karl Schwing, District Deputy Director