### Processing CDPs in Newport Beach

Design Professionals Workshop January 24, 2017



### Newport Beach Coastal Zone



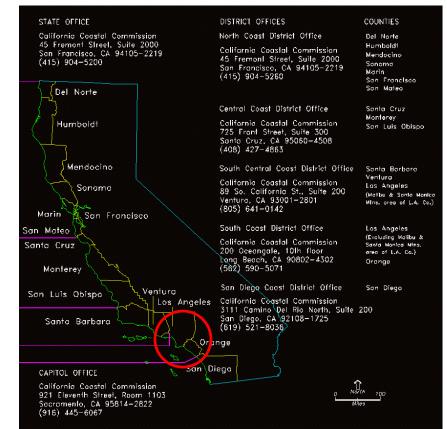


### **South Coast District**



# Serves Los Angeles and Orange Counties

Avalon, El Segundo, Hermosa Beach, Long Beach, Los Angeles, Manhattan Beach. Palos Verdes Estates. Rancho Palos Verdes. Redondo Beach, Santa Monica. Costa Mesa, Dana Point, Huntington Beach. Irvine. Laguna Beach. Newport Beach, San Clemente, Seal Beach, South Laguna





### Coastal Development Permits



"Any person...wishing to perform or undertake any development in the coastal zone...shall obtain a coastal development permit."

**Development Includes:** 

- Erection of structures
- Discharge/disposal of materials
- Changes in density/intensity of land use
- Subdivisions
- Changes in intensity of and access to water
- Construction, reconstruction, additions, demolition
- Removal of vegetation

#### **NOTICE OF PENDING PERMIT** A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE CALIFORNIA COASTAL COMMISSION. PROPOSED DEVELOPMENT: Re-grading of the existing grass area south of Newport Elementary, the installation of CMU walls with a decorative cap and fence where indicated on plans, and the installation of two concrete stairs to access the grass area. LOCATION: Newport Elementary School, 1327 W. Ocean Front APPLICANT: City of Newport Beach APPLICATION NUMBER: CD2014-001 DATE NOTICE POSTED: FOR FURTHER INFORMATION, PLEASE PHONE OR WRI OFFICE LISTED BELOW BETWEEN 8 A.M. AND 5 P.M. OUTH COAST DISTRICT OFFICE 200 OCEANGATE, 10TH FLOOR LONG BEACH, CA 90802-4402 62) 590-5071 PRINT ON YELLOW STOCK CARL



## **CDP Exemptions**



### IP Section 21.52.035.C

- Existing single-unit dwellings/other structures
  - "10% Rule" (floor area, height, building bulk)
- Repair & maintenance
- Special events (subject to LCP regs)



### Cat Ex Terms

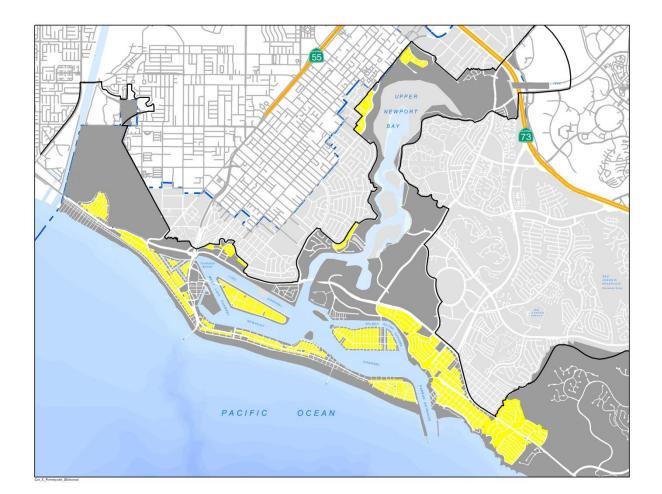


### Excludes one-unit and two-unit projects

- R-1, R-2, and R-BI zones only
- Does not include first row of lots on the shoreline
- Does not include gated communities
- Includes canyon properties
- Max 1.5 FAR
- Must conform to all of the policies and regulations of the LCP







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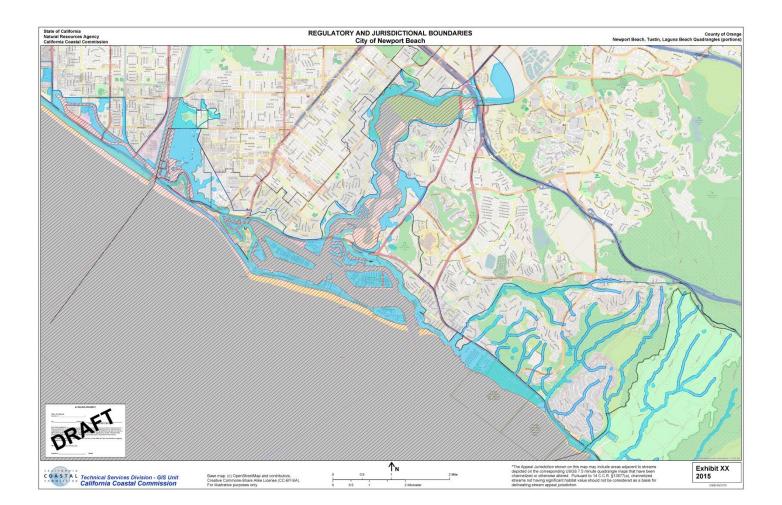
# **CDP Authority - CCC**



- Original Jurisdiction Areas
  - Submerged lands (below MLT line)
  - Tidelands (between MHT and MLT lines)
  - Other public trust lands (historic tidelands)\*
    - Newport Dunes
    - Balboa Bay Resort
    - Beacon Bay
    - Marina Park
    - Beaches

### Draft Post-LCP Certification Map





Community Development Department - Planning Division



### **CDP Materials/Info**



	LCP IP Section	Site Characteristics					
Required Supplemental Material		Site contains or is located within	Adjacent to	Within 50 Feet of	Within 100 Feet of	Within 300 Feet of	
Erosion Control Plan (1)	21.30.015.E. 7	Bluff (B) Overlay	Bluff edge				
		Canyon (C) Overlay	Canyon edge				
Coastal Hazards Report	21.30.015.E. 2	Shoreline areas subject to current or expected future erosion, flooding/inundation, wave runup, or wave impacts, including those resulting from sea level rise.					
Geologic Stability Report	21.30.15.E.4	Shoreline areas of known or potential geologic or seismic hazards					
Landscape Plan	21.30.075	Beach		Bluff edge			
		Wetland		Stream			
		Coastal bluff					
		Coastal canyon					
		ESHA (2)					
		Sand dune					
		New landscape installations of 500 sf					
		or more.					
		Water feature					
		Landscape rehabilitation involving 2,500 sf or more					



### **CDP** Authority



CDD Director	Zoning Administrator	Planning Commission	City Council	Coastal Commission
Waivers for De Minimis Development	CDPs	Appeals	Appeals	CDPs within Original Permit Jurisdiction Areas
Emergency CDPs	CDPs with modification permits, minor use permits, minor site development review, etc.	CDPs with CUPs, variances, major site development review, etc.	CDPs with LCP	Appeals of CDPs within Appeal Areas
			amendments	CDPs within Deferred Certification Areas

## Waiver for De Minimis Development



- Development outside of appeal areas
- No potential for adverse impacts
- Consistent with LCP
- No known opposition or controversy
- No subdivisions, including condos
- Public notice required



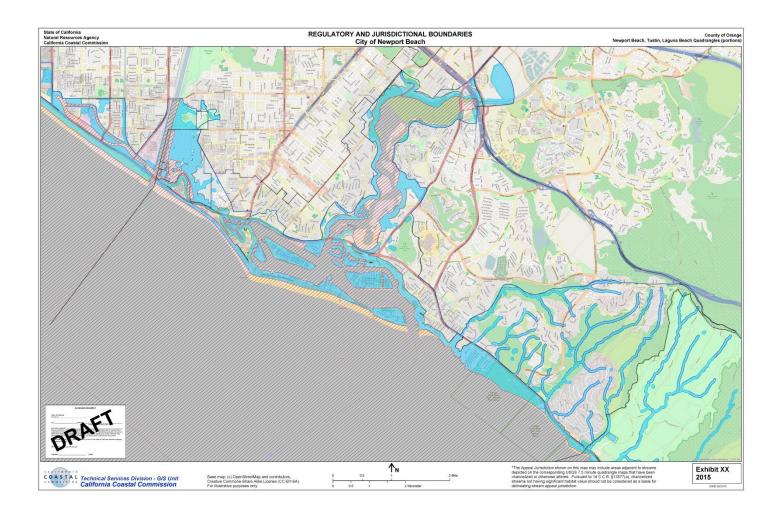
### **Appeals to CCC**



- When?
  - Local appeals must be exhausted first
- What?
  - Projects in Appeal Areas
    - Approvals or <u>Denials</u>
  - "Major" Public Works Projects

### Draft Post-LCP Certification Map





Community Development Department - Planning Division

### Appeals to CCC – Cont.



- Who?
  - Applicants
  - "Aggrieved" Persons
  - Two CCC members
- Why?
  - Approval of a project that does not conform to LCP or public access policies of the Coastal Act
  - Denial of a project that does conform to LCP or public access policies of the Coastal Act

### **Bottom Line**



#### CCC

- Apply in Long Beach
- State staff
- Sequential processing
- 6-12+ months processing
- \$3,000 to \$7,500 (SFD)
- \$5,000 to \$250K (Com)
  - + Grading Fee
  - + Lot line/subdivision Fee

#### **NEWPORT BEACH**

- Apply at City Hall
- City staff
- Concurrent processing
- 8-12 weeks processing
- \$2,500 @\$198/hr
- \$910 for de minimis waiver

### **Questions?**







#### For more information contact:

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