



**NOTICE OF AVAILABILITY OF  
DRAFT LOCAL COASTAL PROGRAM AMENDMENT RELATED TO PROPERTY AT  
3300 NEWPORT BOULEVARD AND 475 32<sup>ND</sup> STREET**

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

**Lido House Hotel Expansion (LC2020-006)** – Amendments to the certified Local Coastal Program (Coastal Land Use Plan and Implementation Plan) related to the property located at the northeast corner of the intersection of Newport Boulevard and 32<sup>nd</sup> Street, specifically 3300 Newport Boulevard and 475 32<sup>nd</sup> Street. The proposed amendments (Planning Activity No. PA2020-068) would increase the maximum allowable gross floor area of the approved Lido House Hotel by a total of 15,103 square feet resulting in a new maximum of 118,573 gross square feet. The additional floor area would allow for the construction of five new cottages (i.e., “rooms”), increased storage space, enlarged pre-function/breakout meeting rooms, a new greenhouse seating room, expansion of three existing hotel rooms, and an enclosed area on the rooftop terrace. As part of the request, the former Fire Station No. 2 building would be demolished and replaced with private and public parking spaces.

The Planning Commission of the City of Newport Beach is 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 Thursday, July 21, 2022, at the City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. The date and time of the Planning Commission meeting was 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. or soon thereafter on Tuesday, September 13, 2022, at 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 be noticed in accordance with City of Newport Beach notification requirements.

For questions regarding this Amendment, please contact Benjamin M. Zdeba, AICP, Senior Planner, at 949-644-3253, [bzdeba@newportbeachca.gov](mailto:bzdeba@newportbeachca.gov).

## Proposed Local Coastal Program Amendment

### Related to the Property at 3300 Newport Boulevard and 475 32<sup>nd</sup> Street (LC2020-006)

**Section 1:** Table 2.1.1-1 (Land Use Plan Categories) of Chapter 2.0 (Land Use and Development) of the Coastal Land Use Plan shall be amended as follows:

Table 2.1.1-1 Land Use Plan Categories		
<i>Land Use Category</i>	<i>Uses</i>	<i>Density/Intensity</i>
CV-LV Visitor-Serving Commercial-Lido Village	The CV-LV category is intended to allow for a range of accommodations (e.g. hotels, motels, hostels), goods, and services intended to primarily serve visitors to the City of Newport Beach. <del>A fire station is allowed in its current location.</del> Limited Use Overnight Visitor Accommodations and residences are not allowed. Note: The CV-LV (Visitor Serving Commercial - Lido Village) category applies to the former City Hall Complex that included Fire Station # 2 (3300 Newport Boulevard and 475 32nd Street).	<del>103,470</del> 118,573 gross square feet. <del>not including a fire station. A fire station may not occupy more than 10% of the total project site.</del>

**Section 2:** Policy 4.4.2-1 of Chapter 2.0 (Land Use and Development) of the Coastal Land Use Plan shall be amended as follows:

**4.4.2-1.** Maintain the 35-foot height limitation in the Shoreline Height Limitation Zone, as graphically depicted on Map 4-3, except for the following sites:

- A. Marina Park located at 1600 West Balboa Boulevard: A single, up to maximum 73-foot- tall faux lighthouse architectural tower, that creates an iconic landmark for the public to identify the site from land and water as a boating safety feature, may be allowed. No further exceptions to the height limit shall be allowed, including but not limited to, exceptions for architectural features, solar equipment or flag poles. Any architectural tower that exceeds the 35-foot height limit shall not include floor area above the 35-foot height limit, but shall house screened communications or emergency equipment, and shall be sited and designed to reduce adverse visual impacts and be compatible with the character of the area by among other things, incorporating a tapered design with a maximum diameter of 34-feet at the base of the tower. Public viewing opportunities shall be provided above the 35-feet, as feasible. (Resolution 2013-44)
- B. Former City Hall Complex at 3300 Newport Blvd and 475 32nd Street (the site):
  - At least 75% of the total area of the site shall be 35 feet in height or lower.
  - Buildings and structures up to 55 feet in height with the peaks of sloping roofs and elevator towers up to 60 feet in height, provided it

is demonstrated that development does not adversely impact public views.

- Architectural features such as domes, towers, cupolas, spires, and similar structures may be up to 65 feet in height.
- Buildings and structures over 35 feet in height, including architectural features, shall not occupy more than 25 percent of the total area of the site.
- Buildings and structures over 45 feet in height, architectural features, shall not occupy more than 15 percent of the total area of the site.
- ~~With the exception of a fire station, a~~All buildings and structures over 35 feet in height, including architectural features, shall be setback a minimum of 60 feet from the Newport Boulevard right-of-way and 70 feet from the 32nd Street right-of-way.
- ~~A fire station may be located in its current location and may be up to 40 feet in height. A fire station may include architectural features up to 45 feet in height to house and screen essential equipment.~~
- The purpose of allowing limited exceptions to the 35-foot height limit on this site is to promote vertical clustering resulting in increased ~~publicly~~publically accessible on-site open space and architectural diversity while protecting existing coastal views and providing new coastal view opportunities. (Resolution 2016-29)

**Section 3:** The row entitled “Side [Setbacks] (Street Side)” in Table 21.20-2 (Development Standards for Commercial Coastal Zoning Districts) of Section 21.20.030 (Commercial Coastal Zoning Districts General Development Standards) of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) shall be amended to read as follows:

TABLE 21.20-2

DEVELOPMENT STANDARDS FOR COMMERCIAL COASTAL ZONING DISTRICTS

Development Feature	CC	CG	CM	CN	CV	CV-LV	OG	Additional Requirements
Side (Street side)	0	0	0	0	0	32nd Street:  1 ft. for below grade structures;	15 ft.	

TABLE 21.20-2

DEVELOPMENT STANDARDS FOR COMMERCIAL COASTAL ZONING DISTRICTS

Development Feature	CC	CG	CM	CN	CV	CV-LV	OG	Additional Requirements
						1 ft. for structures up to 35 ft. in height;  70 ft. for structures over 35 ft. in height <del>(4)(5)</del>  Via Oporto:  0		

**Section 4:** The row entitled “Floor Area Ratio” in Table 21.20-2 (Development Standards for Commercial Coastal Zoning Districts) of Section 21.20.030 (Commercial Coastal Zoning Districts General Development Standards) of Title 21 (Local Coastal Program Implementation Plan) of the NBMC shall be amended to read as follows:

TABLE 21.20-2

DEVELOPMENT STANDARDS FOR COMMERCIAL COASTAL ZONING DISTRICTS

Development Feature	CC	CG	CM	CN	CV	CV-LV	OG	Additional Requirements
Floor Area Ratio (2)(3)(4)	0.75	0.75	0.50	0.30	1.50	<del>103,470</del>  <u>118,573</u> sf <del>(8)</del>	1.30	

**Section 5:** The rows related to “Height” in Table 21.20-2 (Development Standards for Commercial Coastal Zoning Districts) of Section 21.20.023 (Commercial Coastal Zoning Districts General Development Standards) of Title 21 (Local Coastal Program Implementation Plan) of the NBMC shall be amended to read as follows:

**TABLE 21.20-2**

**DEVELOPMENT STANDARDS FOR COMMERCIAL COASTAL ZONING DISTRICTS**

<b>Development Feature</b>	<b>CC</b>	<b>CG</b>	<b>CM</b>	<b>CN</b>	<b>CV</b>	<b>CV-LV</b>	<b>OG</b>	<b>Additional Requirements</b>
Height	Maximum allowable height of structures without discretionary approval. See Section <a href="#">21.30.060</a> (Height Limits and Exceptions) for height measurement requirements. See Section <a href="#">21.30.060(C)</a> (Increase in Height Limit) for possible increase in height limit.							
Within Shoreline Height Limit Zone	26 ft. with flat roof; less than 3/12 pitch 31 ft. with sloped roof; 3/12 or greater pitch					<del>55 ft. with flat roof, less than 3/12 roof pitch;</del>  <del>60 ft. with sloped roof, 3/12 roof pitch or greater (6)(7)</del>  <del>26 ft. with flat roof; less than 3/12 pitch</del>  <del>31 ft. with sloped roof; 3/12 or greater pitch</del>	<del>55 ft. with flat roof, less than 3/12 roof pitch;</del>  <del>60 ft. with sloped roof, 3/12 roof pitch or greater (6)(7)</del>  <del>26 ft. with flat roof; less than 3/12 pitch</del>  <del>31 ft. with sloped roof; 3/12 or greater pitch</del>	Section <a href="#">21.30.060</a>  See CLUP Policy 4.4.2-1
Not within Shoreline Height Limit Zone	32 ft. with flat roof; less than 3/12 pitch 37 ft. with sloped roof; 3/12 or greater pitch					<del>N/A</del>  <del>N/A</del>	<del>32 ft. with flat roof; less than 3/12 pitch</del>  <del>37 ft. with sloped roof; 3/12 or greater pitch</del>	
Within High Rise Area (See	300 ft.					<del>N/A</del>  <del>300 ft.</del>	<del>N/A</del>  <del>300 ft.</del>	

TABLE 21.20-2

DEVELOPMENT STANDARDS FOR COMMERCIAL COASTAL ZONING DISTRICTS

Development Feature	CC	CG	CM	CN	CV	CV-LV	OG	Additional Requirements
Figure H-1, attached to the ordinance codified in this Implementation Plan).								

**Section 6:** The footnotes for Table 21.20-2 (Development Standards for Commercial Coastal Zoning Districts) of Section 21.20.020 (Commercial Coastal Zoning Districts General Development Standards) of Title 21 (Local Coastal Program Implementation Plan) of the NBMC shall be amended to read as follows:

Notes:

- (1) All development and the subdivision of land shall comply with the requirements of Section [21.30.025](#) (Coastal Zone Subdivisions).
- (2) In the CG Coastal Zoning District, when 0.3/0.5 is shown on the Coastal Zoning Map, the FAR may be increased to a maximum of 0.5 when two or more legal lots are merged to accommodate larger commercial development projects.
- (3) Portions of legal lots that are submerged lands or tidelands shall be included in the land area of the lot for the purpose of calculating the allowable floor area for structures.
- (4) The specific floor area limitations for each coastal zoning district are identified on the Coastal Zoning Map.
- ~~(5) — Setbacks to 32nd Street do not apply to Fire Station No. 2.~~
- ~~(5)(6)~~ Architectural features such as domes, towers, cupolas, spires, and similar structures may be up to sixty-five (65) feet in height.
- ~~(7) — Fire Station No. 2 may be up to forty (40) feet in height and may include architectural features up to forty-five (45) feet in height to house and screen essential equipment.~~
- ~~(8) — One hundred three thousand four hundred seventy (103,470) gross square feet not including a fire station. A fire station may not occupy more than ten (10) percent of the total project site.~~

**Section 7:** Subsection (D)(15) of Section 21.30.060 (Height Limits and Exceptions) of Title 21 (Local Coastal Program Implementation Plan) of the NBMC shall be amended to read as follows:

15. Lido House Hotel. At the former City Hall, 3300 Newport Boulevard and 475 32nd Street:

- a. At least seventy-five (75) percent of the total area of the site shall be thirty-five (35) feet in height or lower.
- b. Buildings and structures up to fifty-five (55) feet in height with the peaks of sloping roofs and elevator towers up to sixty (60) feet in height provided it is demonstrated that development does not adversely materially impact public views.
- c. Architectural features such as domes, towers, cupolas, spires, and similar structures may be up to sixty-five (65) feet in height.
- d. Buildings and structures over thirty-five (35) feet in height, including architectural features, shall not occupy more than twenty-five (25) percent of the total area of the site.
- e. Buildings and structures over forty-five (45) feet in height, including architectural features, shall not occupy more than fifteen (15) percent of the total area of the site.
- f. ~~With the exception of a fire station, a~~All buildings and structures over thirty-five (35) feet in height, including architectural features, shall be set back a minimum of sixty (60) feet from the Newport Boulevard right-of-way and seventy (70) feet from the 32nd Street right-of-way.
- ~~g. A fire station may be located in its current location and may be up to forty (40) feet in height.~~
- ~~h. A fire station may include architectural features up to forty-five (45) feet in height to house and screen essential equipment.~~