



OC DEVELOPMENT SERVICES REPORT

DATE: December 11, 2024

TO: Orange County Planning Commission

FROM: OC Development Services/Planning

SUBJECT: Newport Coast Local Coastal Program (LCP) Third Amendment and General Plan Amendment (GPA) 24-02; Zoning Code Amendment CA 24-02; and Zone Change ZC 24-02.

PROPOSAL: Staff is requesting authorization to reinitiate a Third Amendment to the Newport Coast Local Coastal Program (LCP) to adjust its boundaries to reflect to the annexation of the Newport Coast Planned Community by the City of Newport Beach. This process will also include a General Plan Amendment, Zone Changes to the affected parcels, and a Zoning Code Amendment (as necessary).

**ZONING DISTRICT/
GENERAL PLAN DESIGNATION:** N/A

LOCATION: Newport Coast Planned Community

APPLICANT: OC Development Services/Planning

STAFF CONTACT: Arturo Cervantes, Senior Planner
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RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the Planning Commission:

- a. Receive staff report and public testimony.
- b. Authorize staff to reinitiate the Third Amendment to the Newport Coast Local Coastal Program, and initiate amendments to the County of Orange General Plan, Comprehensive Zoning Code, and Zone Change of the affected parcels in accordance with the proposed amendment to the Newport Coast LCP.

BACKGROUND:

The Newport Coast Local Coastal Program (LCP) currently encompasses the Newport Coast Planned Community, Crystal Cove State Park, and Laguna Coast Wilderness Regional Park, was certified by the California Coastal Commission in 1982 (Attachment 1 - Newport Coast Local Coastal Program, Second Amendment), and provides the County with delegated authority over this area pursuant to the California Coastal Act. It has since been amended twice. The proposed amendment will be the Third Amendment to the Newport Coast LCP. Although the Newport Coast Planned Community (PC) was previously annexed to the City of Newport Beach (City), the Newport Coast LCP provided that the coastal management responsibility and development permit issuance authority remained under the County's purview. The proposed amendment would transfer Coastal Act delegated authority from the County to the City of Newport Beach.

The City currently has a Local Coastal Program, which was certified by the California Coastal Commission in January 2017. The City's LCP originally excluded the Newport Coast PC area as the County had jurisdiction under the Newport Coast LCP. However, the City now seeks to amend its LCP to incorporate the Newport Coast PC area. On July 25, 2017, the City Council approved initiation of an amendment to their LCP to incorporate the Newport Coast PC area (Attachment 2 - City of Newport Beach, City Council Staff Report).

On September 13, 2017, the Orange County Planning Commission approved the initiation of a Third Amendment to the LCP to change its boundaries to exclude the Newport Coast PC. The project was temporarily paused, and staff is now seeking approval to resume the amendment. To ensure consistency between the two LCPs, the County will amend its Newport Coast LCP to exclude the Newport Coast PC area concurrently with the City's LCP amendment to incorporate the same area, and staff will coordinate with City staff to ensure that the amended LCPs are submitted to the Coastal Commission simultaneously.

PROPOSED PROJECT:

Staff is requesting authorization to reinstate the Third Amendment to the Newport Coast LCP to revise its current boundaries (Attachment 2 – Page 2, Map of Current Boundary) and remove the Newport Coast PC area (Attachment 3 – Map of Proposed Boundary). These revisions will ensure consistency with the City's proposed LCP amendment that will move forward concurrently and will expand the geographic scope of the City's LCP to include the Newport Coast PC area.

The request includes a General Plan Amendment to revise the previous planned community land use designations, a Zoning Code Amendment to update the Zoning Code text (as may be necessary to implement the LCP Amendment), and Zone Changes to rezone certain parcels as necessary in accordance with the proposed LCP amendment. The County's current Newport Coast LCP will also be renamed to Laguna Coast Wilderness and Crystal Cove LCP.

CEQA COMPLIANCE:

This action is not a project within the meaning of CEQA Guidelines Section 15378 and is therefore not subject to CEQA, since it does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The approval of this agenda item does not commit the County to a definite course of action in regard to a project since the action being authorized involves the initiation of an amendment to the County of Orange General Plan, Comprehensive Zoning Code, and Newport Coast LCP, which is administrative. This proposed activity is therefore not subject to CEQA. Any future action connected to this approval that constitutes a project will be reviewed for compliance with CEQA.

Submitted by:

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ATTACHMENTS:

1. Newport Coast Local Coastal Program, Second Amendment (dated 12/3/96)
2. City of Newport Beach, City Council Staff Report (dated 7/25/2017)
3. Map of Proposed Laguna Coast Wilderness and Crystal Cove Local Coastal Program Boundary