



# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT

January 9, 2013

Karl Schwing  
California Coastal Commission  
South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802

**Re: Newport Banning Ranch**

Dear Mr. Schwing:


This letter is in response to your letter dated December 6, 2013, to Michael A. Mohler, Newport Banning Ranch requesting clarification from the City of Newport Beach regarding its approval process for the Newport Banning Ranch property.

As you are aware, in response to an application submitted by the owner of the Newport Banning Ranch property, the City issued the local approvals necessary for this project to proceed to the Coastal Commission. This approval included a pre-annexation zoning and a pre-annexation development agreement. The application did not include a request an amendment to the City's Coastal Land Use Plan, nor did it propose creation of a Local Coastal Program (LCP) for the property.

The City is not aware of a requirement that a LCP be processed for such a project. In fact, Coastal Development Permits, which did not include LCPs, have been issued by the Coastal Commission for similarly sized projects in other jurisdictions in the past. Therefore, the City considered the precedent of other projects and approved the land use application while maintaining the property as a "white hole".

We believe that the proper time for consideration of a LCP for this area would be after the property is annexed into the City. If you have any further questions, please do not hesitate to contact me.

Sincerely,

  
Brenda Wisneski, AICP, Deputy Director