

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



Th14a

LCP-5-NPB-23-0020-2 (City of Newport Beach)

AUGUST 10, 2023

EXHIBITS

Table of Contents

EXHIBIT NO. 1 – LCP AMENDMENT TEXT2

Exhibit No. 1 – LCP amendment Text

Proposed Local Coastal Program Amendment No. PA2022-0202

Related to Time Share Uses

SECTION 21.20.020 Commercial Coastal Zoning Districts Land Uses

TABLE 21.20-1 ALLOWED USES	Commercial Coastal Zoning Districts							
	A				Allowed			
Land Use	CC	CG	CM (3)	CN	CV (3)	CV-LV (3)	OG	Specific Use Regulations
See Part 7 of this Implementation Plan for land use definitions. See Chapter 21.12 for unlisted uses.								
Visitor Accommodations								
Time Shares	—	A	—	—	A	—	—	Section 21.48.025

SECTION 21.48.025 VISITOR ACCOMMODATIONS.

A. Applicability. The provisions of this section shall apply to applications involving the development or creation of new visitor accommodations or the expansion, reduction, redevelopment, demolition, conversion, closure, or cessation of existing visitor accommodations.

The conversion of property that was not used as a visitor accommodation into a time share accommodation shall constitute the development or creation of a new visitor accommodation. As used herein, “time share accommodation(s)” shall have a separate meaning from visitor accommodation(s).” For purposes of this section, “time share accommodations” shall mean any dwelling unit, apartment, condominium or cooperative unit, hotel or motel room, or other or structure constructed for residential use and occupancy, including, but not limited to, a single-unit dwelling, two-unit dwelling, multi-unit dwelling.

B. Considerations. The review authority shall consider:

1. The development’s ability to protect, encourage, or provide low cost visitor-serving and recreational facilities on the project site or in the immediately adjacent area; and
2. The development’s impact to, and ability to provide, public recreational opportunities;

3. The feasibility to rehabilitate existing low cost accommodations to meet a minimum acceptable level of comfort and hospitality while maintaining the ability to provide low cost visitor accommodations; and
4. The range of room types and room rates Citywide.

C. Protection of Low Cost Visitor Accommodations.

1. Low, Moderate, and High Cost Visitor Accommodations Defined. For purposes of this subsection, visitor accommodations shall be defined as low, moderate, or high cost as follows:
 - a. Low Cost. The average daily room rate of all economy hotels and motels in the City that have room rates that are below the Statewide average daily room rate or lower. Economy hotels and motels are AAA-rated one or two diamond hotels, or equivalent.
 - b. Moderate Cost. The average daily room rate is between low cost and high cost.
 - c. High Cost. The average daily room rate is one hundred twenty (120) percent of the Statewide average daily room rate or greater.

For purposes of this section, room rate shall include the equivalent rental rate for campgrounds, recreational vehicle parks, hostels, and similar visitor accommodations.

2. Feasibility Analysis Required. An analysis of the feasibility of providing lower cost visitor accommodations shall be required for any application involving the expansion, reduction, redevelopment, demolition, conversion, closure, or cessation of any project involving visitor accommodations, with the exception of short-term lodging. If the proposed rates are not lower cost, the feasibility study shall explain why providing lower cost accommodations as part of the project is not feasible. This explanation shall address: the land value; development costs; a breakdown of the estimated annual revenues (including average daily rate and occupancy rates); a breakdown of the estimated operating costs; and any other information necessary to address the feasibility of providing lower cost accommodations on site.

The feasibility analysis shall be prepared at the applicant's expense.

3. Impact Analysis Required. An analysis of a development's impact on the availability of lower cost visitor accommodations in the City shall be required for any application involving:
 - a. The expansion, reduction, redevelopment, demolition, conversion, closure, or cessation of any project involving visitor accommodations, with the exception of short-term lodging; or

- b. New or limited use overnight visitor accommodations.

The impact analysis shall be prepared at the applicant's expense.

4. **Impact Defined.** The proposed development would result in the decrease in the available supply of existing lower cost visitor accommodations, or would fail to provide a range of affordability, including at least twenty-five (25) percent of the rooms as low cost accommodations, or fail to use land suitable for lower cost accommodations for that purpose with the exception of short-term lodging.

5. **Mitigation.** If the review authority determines that the development will impact existing lower cost visitor-serving accommodations, or provide only high or moderate cost visitor accommodations or limited use overnight visitor accommodations such as time share uses and condominium-hotels, then mitigation commensurate with the impact shall be provided by one of more of the following:

- a. Replacement of low cost rooms lost shall be provided at a one-to-one ratio either on site or a suitable off-site location within the City;
- b. Payment of an in-lieu fee commensurate with the impact shall be required;
- c. Programmatic components that provide low cost overnight visitor accommodations; or
- d. Other form of mitigation addressing cost of stay.

The review authority may authorize deviations from development standards that provide economic incentives to the development to maintain affordability.

6. **In-Lieu Fee Program.** Specific detailed information regarding calculation and use of any required in-lieu fees as part of a mitigation program shall be included as a condition of approval of the Coastal Development Permit for the visitor accommodations.

7. **Rate Control and Income Eligibility Requirements Prohibited.** In no event shall a development as mitigation be required:

- a. To provide overnight room rental be fixed at an amount certain; or
- b. To establish any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

8. **Protection of Short-Term Lodging.** Most short-term lodging units meet the low cost definition when maximum occupancy is taken into account. Short-term lodgings can accommodate more people than a typical hotel room. They also provide full-sized,

equipped kitchens allowing families or larger groups to reduce the overall cost of a visit by allowing them to prepare meals as an alternative to dining out. The City shall continue to permit short-term lodgings as a means of providing lower cost overnight visitor accommodations while continuing to prevent conditions leading to increased demand for City services and adverse impacts in residential areas and coastal resources.

D. Conversion to LUOVA Prohibited. The conversion of any hotel or motel unit or similar visitor accommodation for which a certificate of occupancy has been issued on or before July 14, 2009, to a limited use overnight visitor accommodations (LUOVA) shall be prohibited, except as provided in subsection (D)(1) of this subsection.

1. Exceptions to Conversion Prohibitions. A LUOVA project shall be permitted on the hotel resort property located at 1107 Jamboree Road, subject to a coastal development permit conditioned with the following requirements:

- a. LUOVA units shall be provided together with traditional overnight, hotel visitor accommodations; and
- b. A minimum of three hundred ninety-one (391) traditional hotel units shall remain available for transient overnight use by the general public year round and no more than eighty-eight (88) of the total four hundred seventy-nine (479) units planned may be LUOVA units; and
- c. Owner use of LUOVA units shall not exceed a maximum of ninety (90) days per calendar year with a maximum of twenty-nine (29) days of use during any sixty (60) day period; and
- d. LUOVA units shall be maintained by the management of the hotel facility and shall be remain available for transient overnight use by the general public when not occupied by the owner; and
- e. The hotel owner/operator shall retain control and ownership of all land, structures, recreational amenities, meeting space, restaurants, and other non-guest room/units; and
- f. The proposed LUOVA project shall comply with the provisions of subsection (C) of this section.

E. Conversion of Existing Dwelling Units Prohibited. The conversion of existing residential dwelling units into a time share use shall be prohibited.

F. Tsunami Information and Evacuation Plans. Visitor-serving accommodations in areas identified as susceptible to tsunami inundation shall be required to provide guests with information on tsunami information and evacuation plans.

SECTION 21.70.020 DEFINITIONS OF SPECIALIZED TERMS AND PHRASES

L. "L" Definitions

Limited use overnight visitor accommodations (LUOVA). See "Time share use"

T. "T" Definitions.

Time Share (Land Use). See "Visitor accommodations."

V. "V" Definitions.

Visitor Accommodations (Land Use)

"Time share accommodations" shall have a separate meaning from "visitor accommodation(s)." "Time share accommodations" as used in the definition of "time share instrument," "time share interval," "time share property," and "time share use" shall mean any dwelling unit, apartment, condominium or cooperative unit, hotel or motel room, or other structure constructed for residential use and occupancy, including, but not limited to, a single-unit dwelling, two-unit dwelling, multi-unit dwelling.

1. "Bed and breakfast inn" means a dwelling unit that offers guest rooms or suites for a fee for less than thirty (30) days, with incidental eating and drinking service provided from a single kitchen for guests only.
2. "Campground" means a lot upon which one or more sites are located, established, or maintained for rent as an overnight tenting or camping area for recreation or vacation purposes.
3. "Hostel" means establishments offering supervised overnight sleeping accommodations, primarily for travelers who use nonmotorized transportation or commercial or public transportation. Such sleeping accommodations are designed, intended to be used and are used, rented or hired out as temporary or overnight accommodations for guests in which daily services of linen change, towel change, soap change and general cleanup are provided by the management. If kitchen or eating facilities are provided, they are communal in nature.
4. "Hotel" means an establishment that provides guest rooms or suites for a fee to transient guests for sleeping purposes. Access to units is primarily from interior lobbies, courts, or halls. Related accessory uses may include conference and meeting rooms, restaurants, bars, and recreational facilities. Guest rooms may or may not contain kitchen facilities for food preparation (i.e., refrigerators, sinks, stoves, and ovens). Hotels with kitchen facilities are commonly known as extended stay hotels. A hotel operates subject to taxation under Revenue and Taxation Code Section 7280.

5. "Motel" means an establishment that provides guest rooms for a fee to transient guests for sleeping purposes. Guest rooms do not contain kitchen facilities. A motel is distinguished from a hotel primarily by direct independent access to, and adjoining parking for, each guest room. A motel operates subject to taxation under Revenue and Taxation Code Section 7280.
6. "Recreational vehicle (RV) park" means a lot upon which two or more recreational vehicle sites are located, established, or maintained for occupancy for a rental fee by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.
7. "Short-term lodging" means a dwelling unit that is rented or leased as a single housekeeping unit (see "Single housekeeping unit") for a period of less than thirty (30) days.
8. "Single room occupancy, residential hotels (SRO)" means buildings with six or more guest rooms without kitchen facilities in individual rooms, or kitchen facilities for the exclusive use of guests, and which are also the primary residences of the hotel guests.
9. "Time share instrument" means one or more documents, by whatever name denominated, creating a time share plan or governing the operation of a time share plan, and includes the declaration dedicating time share accommodations to the time share plan.
10. "Time share interval" means the period or periods of time when the purchaser in a time share plan is afforded the opportunity to use the time share accommodations of a time share plan.
11. "Time share plan" means any arrangement, plan, scheme, or similar device, whether by membership agreement, bylaws, shareholder agreement, partnership agreement, sale, lease, deed, license, right to use agreement, or by any other means, whereby a purchaser, in exchange for consideration, receives the right to exclusive use of real property, or any portion thereof, whether through the granting of ownership rights, possessory rights or otherwise, for a period of time less than a full year during any given year, on a recurring basis for more than one year, but not necessarily for consecutive years. A time share plan shall be deemed to exist whenever such recurring rights of exclusive use to the real property, or portion thereof, are created, regardless of whether such exclusive rights of use are a result of a grant of ownership rights, possessory rights, membership rights, rights pursuant to contract, or ownership of a fractional interest or share in the real property, or portion thereof, and regardless of whether they are coupled with ownership of a real property interest such as freehold interest or an estate for years in the property subject to the time share plan.
12. "Time share property" means one or more time share accommodations subject to the same time share instrument, together with any other property or rights to property appurtenant to those time share accommodations.
13. "Time share unit" means the time share property or portion of a time share property in which a time share interval exists and that is designated for separate use.

14. "Time share use" means the use of one or more time share accommodations or any part thereof, as a time share property.