

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



Th19b

ADDENDUM

January 2, 2008

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: ADDENDUM TO **ITEM Th19b**, REQUEST TO EXTEND THE 90-DAY TIME LIMIT FOR ACTION **CITY OF NEWPORT BEACH LAND USE PLAN AMENDMENT NPB-MAJ-1-07 (Land Use Classification Update)** FOR THE COMMISSION MEETING OF **January 2008**.

Revision to Staff Report

Commission staff recommends a revision to the language of the second paragraph of the one-page staff report correcting an error. Staff has not received any correspondence or phone calls to the South Coast District Office opposing the proposed land use changes to the City of Newport Beach Certified Land Use Plan. Opposition was expressed at the City level. Deleted language is shown in strike-through below:

Pursuant to Sections 30512 and 30514 of the Coastal Act, an amendment to a certified land use plan, must be acted on by the Commission within 90 days after the submittal request has been deemed to be in proper order for filing. The 90th day for this LCP amendment is February 17, 2008. In order to be heard within this allotted time period, the amendment request would have to be scheduled for hearing by the February 6-8, 2008 Commission meeting in San Diego. Section 30517 of the Coastal Act allows the Commission to extend, for good cause, the 90-day time limit for up to one year. Commission staff is requesting this extension to allow additional time to evaluate the submittal and consult with the City of Newport Beach ~~and outside parties that have expressed opposition to the proposed land use changes~~. The full one-year extension is requested because extensions are only considered once and it is prudent to allow for the maximum amount of time in case of unexpected delays. City staff has been notified of this time extension request and does not object to the request so long as the amendment is heard in a timely manner.

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

**Th19b****M E M O R A N D U M**

TO: Commissioners &
Interested Persons

DATE: December 20, 2007

FROM: Sherilyn Sarb, Deputy Director, South Coast District, Orange County Area
Teresa Henry, District Manager, South Coast District
Karl Schwing, Supervisor, Regulation & Planning, Orange County Area
Liliana Roman, Coastal Program Analyst

SUBJECT: **Request to extend the 90-day time limit for action
City of Newport Beach Land Use Plan Amendment NPB-MAJ-1-07 (Land Use
Classification Update)**, for Commission Meeting of January 9-11, 2008

On November 19, 2007, Land Use Plan Amendment (LUPA) NPB-MAJ-1-07 was deemed to be complete and in proper order for filing pursuant to Section 30510(b) of the Coastal Act. The amendment was initially submitted by the City of Newport Beach on April 27, 2007. On May 10, 2007, Coastal Commission staff notified the City of Newport Beach that the submittal was incomplete and that additional information would be required to complete the submittal. The proposed amendment consists of: A) changing the classification and density/intensity system currently used in the LUP and LUP maps to reflect the new system adopted in the General Plan's Land Use Element Update; B) change in land use designation of numerous properties in the coastal zone; C) addition of numerous new policies; and D) updates on existing LUP policies.

Pursuant to Sections 30512 and 30514 of the Coastal Act, an amendment to a certified land use plan, must be acted on by the Commission within 90 days after the submittal request has been deemed to be in proper order for filing. The 90th day for this LUP amendment is February 17, 2008. In order to be heard within this allotted time period, the amendment request would have to be scheduled for hearing by the February 6-8, 2008 Commission meeting in San Diego. Section 30517 of the Coastal Act allows the Commission to extend, for good cause, the 90-day time limit for up to one year. Commission staff is requesting this extension to allow additional time to evaluate the submittal and consult with the City of Newport Beach and outside parties that have expressed opposition to the proposed land use changes. The full one-year extension is requested because extensions are only considered once and it is prudent to allow for the maximum amount of time in case of unexpected delays. City staff has been notified of this time extension request and does not object to the request so long as the amendment is heard in a timely manner.

Therefore:

Summary of Staff Recommendation. Staff recommends the Commission extend the 90-day time limit for a period of one year, i.e. to February 16, 2009.

MOTION:

"I move that the Commission extend the 90-day time limit to act on the City of Newport Beach Land Use Plan Amendment NPB-MAJ-1-07 for a period of one year."

STAFF RECOMMENDATION:

Staff recommends a YES vote. An affirmative vote of the majority of the Commissioners present is needed to pass the motion.