

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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# W17c

June 18, 2021

**TO:** Commissioners and Interested Persons

**FROM:** Karl Schwing, Deputy Director, South Coast District  
Zach Rehm, District Supervisor  
Liliana Roman, Coastal Program Analyst

**SUBJECT:** Request to extend the time limit for Commission action on City of Newport Beach LCP Amendment LCP-5-NPB-21-0036-1 Part C (Newport Island Short-Term Lodging), for Commission action at its July 7, 2021 virtual meeting.

On April 29, 2021, the Commission's South Coast District office in Long Beach received the City's above-cited LCP amendment request. The proposed amendment was submitted for Coastal Commission action via City Council Resolution No. 2021-30. The proposed LCP amendment requests changes to the Implementation Plan (IP) portion of the certified LCP in order to include additional regulations regarding the use of short-term lodging on Newport Island. On June 8, 2021 after review of additional information requested, LCP Amendment Request LCP-5-NPB-21-0036-1 Parts A through D were deemed in proper order for filing pursuant to the requirements of Section 30510 of the Coastal Act.

Pursuant to Sections 30512, 30513 and 30514 of the Coastal Act, an LCP amendment that includes changes to the IP portion of a certified LCP must be scheduled for a public hearing within sixty days of a complete submittal. The 60th day for this IP amendment is August 7, 2021. However, this does not allow enough time for staff to analyze the LCP amendment submittal. Section 30517 of the Coastal Act and Section 13535(c), Title 14 of the California Code of Regulations allows the Commission to extend, for good cause, the 60-day time limit for up to one year. Commission staff is requesting this extension due to insufficient time to adequately analyze the conformance of the proposed LCP amendment with Chapter 3 of the Coastal Act and the provisions of the certified LUP, prepare a recommendation including preparation of suggested modifications if appropriate, for the Commission. Given the scope of work, volume of LCP amendment workload, staffing limits and operational constraints related to the current public health crisis, the requested time will allow for Commission review and resolution of any issues or scheduling conflicts that may arise.

## **STAFF RECOMMENDATION**

Staff recommends the Commission vote **YES** to extend the deadline for Commission action on the LCP Amendment Request for one year (to August 7, 2022).

### **Motion:**

***"I move that the Commission extend the time limit to act on the City of Newport Beach Local Coastal Program Amendment No. LCP-5-NPB-21-0036-1 Part C for a period of one year."***

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