

CALIFORNIA COASTAL COMMISSION

South Coast District Office
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August 17, 2023

Th10a

TO: Commissioners and Interested Persons

FROM: Karl Schwing, Deputy Director
Shannon Vaughn, Coastal Program Manager
Zach Rehm, District Supervisor
Fernie Sy, Staff Analyst

SUBJECT: Request to extend time limit for Commission action on City of Newport Beach LCP Amendment Request No. LCP-5-NPB-23-0020-2 (Fractional Ownership & Time Share) for Commission Action at the September 7, 2023, meeting.

On June 7, 2023, the City of Newport Beach submitted a request to amend the certified Implementation Plan of the City's Local Coastal Program to clarify that Fractional Ownership uses are defined as a Time Share Use within the City of Newport Beach; and minor cleanup revision to existing timeshare regulations.

Pursuant to Section 30513 of the Coastal Act, the Commission must act on LCPAs that propose changes to the Implementation Plan only within 60 working days of filing. Based on the above-cited time limits, the proposed LCP amendment must be scheduled for review by the Commission by October 5, 2023, which would require the Commission to take action at the September 6-8, 2023, meeting.

However, Section 30517 of the Coastal Act and Section 13535(c) of the California Code of Regulations state that the Commission may extend for good cause any applicable time limits for a period not to exceed one year.

Commission staff is requesting the time extension due to insufficient staff time to adequately review the amendment and prepare a recommendation. Given the scope of work, the volume of workload, and staffing limits, the requested time will allow for Commission review and resolution of any issues or scheduling conflicts that may arise.

STAFF RECOMMENDATION

Staff recommends that the Commission extend the deadline for Commission action on the LCP Amendment Request for a period of one year.

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-23-0020-2 for a period of one year.”

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