CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
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Th9b

DATE: October 30, 2026

TO: Commissioners and Interested Persons

FROM: Karl Schwing, Deputy Director
Mandy Revell, District Supervisor
Emily Cline-Gibson, Coastal Program Analyst

SUBJECT: Request to extend the 60-day time limit for Commission action on City of Newport Beach LCP Amendment Request No. LCP-5-NPB-26-0041-1, for the Commission Meeting on December 9-11, 2026.

On August 4, 2026, the Commission's South Coast District office in Long Beach received the City's above-cited LCP amendment request. The amendment would modify the City's Zoning Code, which is a component of the Implementation Plan (IP), to update Chapter 21.49, which regulates wireless telecommunication facilities within the coastal zone. No changes to the certified Land Use Plan (LUP) portion of the LCP are proposed. On September 28, 2026, Commission staff received a resubmittal of the City's LCP amendment request, and on October 9, 2026, LCP Amendment Request No. LCP-5-NPB-26-0041-1 was deemed to be complete and in proper order for filing pursuant to the requirements of Coastal Act section 30510 and Section 13553 of Title 14 of the California Code of Regulations.

Pursuant to Coastal Act section 30513 and California Code of Regulations, Title 14, Section 13522, the Commission must take action on LCPAs that propose changes to only the Implementation Plan within 60 working days of receipt of the complete submittal. The 60th day for this IP amendment is January 8, 2027. In order to be heard within this allotted time period, the IP amendment must be scheduled no later than the December 9-11, 2026, commission meeting. However, Coastal Act section 30517 and Section 13535(c) of Title 14 of the California Code of Regulations allow 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 staff time to adequately review the amendment and prepare a recommendation. The requested time extension would allow additional time to properly evaluate the submittal and coordinate with the City of Newport Beach, particularly if suggested modifications are needed for the proposed LCPA. Moreover, the full one-year extension is requested because extensions are only considered once, and the maximum amount of time would allow for flexibility in hearing scheduling in the event of unexpected delays.

STAFF RECOMMENDATION

Staff recommends the Commission vote **YES** to extend the deadline for Commission action on the LCP Amendment Request for one year (to January 8, 2028).

Motion:

> ***"I move that the Commission extend the 60-day time limit to act on the City of Newport Beach Local Coastal Program Amendment No. LCP-5-NPB-26-0041-1 for a period of one year."***

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