CALIFORNIA COASTAL COMMISSION
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W14a

M E M O R A N D U M

TO: Commissioners & Interested Persons DATE: November 18, 2009

FROM: Staff

SUBJECT: Extension of Time Limit for City Council Action on Redondo Beach LCP Amendment No. 2-08 (Harbor Pier and Powerplant) certification with suggested medications for Commission Meeting of December 9 – 11, 2009

On July 9, 2009, the Commission approved with suggested modifications Redondo Beach LCP Amendment No. 2-08 which would amend the City's certified Land Use Plan and Implementation Plan to certify the remaining uncertified segment (Area 2) of the Redondo Beach Local Coastal Plan. Through this amendment request, the City proposed to remove the various, and conflicting development standards that exist for Area 2 between the certified LUP, the uncertified Harbor/Civic Center Specific Plan and the existing zoning regulations. The amendment request includes a development cap of 400,000 square feet of floor area for new development within the entire Harbor/Pier area, divides the Commercial Recreation designation on the Land Use Maps into 5 Sub-Areas, changes the zoning designations for the Harbor/Pier area from Waterfront to Coastal Commercial 1 – Coastal Commercial 5 with specific development standards for each of the new zones, and addresses specific requirements for limited use overnight visitor accommodations. The amendment would also eliminate the current geographic segmentation in the City's Coastal Zone. Both the Land Use Plan and the Implementing Ordinances (LIP) portions of the certified LCP were affected by this amendment.

Pursuant to Sections 13537 and 13542 of Title 14 of the California Code of Regulations (14 CCR), the Commission's certification with suggested modifications of Redondo Beach LCP Amendment No. 2-08 expires six months from the date of Commission action. Therefore, the Redondo Beach City Council action to adopt the suggested modifications must occur by January 9, 2010.

Pursuant to Section 13535 of 14 CCR, the Commission may for good cause extend time limits established by Subchapter 2 of Chapter 8 of Division 5.5 for a period not to exceed one year, after consultation with the local government and by a majority vote of the Commissioners present. Sections 13537 and 13542, establishing the six-month life of the suggested modifications, are found within that subchapter.

Given the complexities of the subject LCP amendment and the action taken by the Commission at the July 9, 2009 hearing, the City is requesting additional time to carry out adoption of the suggested modifications.

Therefore:

Summary of Staff Recommendation. Staff recommends the Commission extend the six- month time limit for a period of one year.

MOTION:

I move that the Commission extend the six-month time limit for the City Council to adopt the suggested modifications to Redondo Beach LCP Amendment No. 2-08 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.