

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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MEMORANDUM

WTC

DATE: May 22, 1998

TO: Commissioners and Interested Persons

FROM: Charles Damm, Senior Deputy Director
Pam Emerson, Los Angeles County Area Supervisor
Charles Posner, Coastal Program Analyst

SUBJECT: Request to extend the 60 day time limit for Commission action on City of Long Beach LCP Amendment Request No. 2-98A. For public hearing and Commission action at the June 10, 1998 meeting in Santa Barbara.

On April 20, 1998, the South Coast District staff received Local Coastal Program (LCP) Amendment Request No. 2-98A from the City of Long Beach. The proposed amendment to the implementing ordinances (LIP) portion of the certified LCP would revise the development standards for the Downtown Shoreline Planned Development District (PD-6) to allow the implementation of the latest update to the Queensway Bay Development Plan. The proposed LIP amendment includes the following changes: 1) revised view corridors; 2) increased height limits; 3) increased site coverage limits; 4) and increased total amount of commercial square footage and reduced number of hotel rooms on the Tidelands parcel.

The submittal was deemed complete pursuant to the requirements of Section 30510(b) of the Coastal Act on May 4, 1998, and scheduled for hearing before the Commission at its June meeting in Santa Barbara. Commission staff and the City of Long Beach, however, are not in agreement with all of the revisions proposed by the LIP amendment request. Therefore, the City has requested a temporary delay in order to work with Commission staff, and possibly amend the proposed LCP amendment, prior to bringing it before the Commission for public hearing and action.

Pursuant to Section 30513 of the Coastal Act, an LCP amendment affecting the implementing ordinances (LIP) portions of the LCP must be acted on by the Commission within sixty days of complete submittal. In order to be heard within the allotted time period, Amendment Request No. 2-98A must be scheduled for Commission hearing at the current June 8-11, 1998 meeting.

Section 30517 of the Coastal Act allows the Commission to extend, for good cause, the sixty day time limit for a period not to exceed one year. Commission staff and the City are requesting a time extension in order to allow the public hearing and action on the LCP amendment request to be scheduled at a future Commission meeting in 1998. The additional time is necessary to allow the City and Commission staff to attempt to resolve the planning issues associated with the proposed plan amendment.

Staff Recommendation: Staff recommends that the Commission extend the sixty day time limit for a period not to exceed one year.