

**CALIFORNIA COASTAL COMMISSION**

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**RECORD PACKET COPY**

November 22, 2004



TO: Commissioners and Interested Persons

**W20b**FROM: Deborah Lee, Deputy Director  
Pam Emerson, Los Angeles County Area Supervisor  
Charles Posner, Coastal Program AnalystRE: **Request to extend the sixty-day time limit for Commission action on City of Long Beach LCP Amendment Request No. LOB-MAJ-2-04 (for Commission Action at its December 8, 2004 meeting in San Francisco).**

On April 27, 2004, the Commission's South Coast District office in Long Beach received a request from the City of Long Beach to amend its certified Local Coastal Program (LCP) in order to revise the City's zoning provisions that regulate recreational vehicle storage, dry boat storage and other self-storage facilities. Proposed LCP Amendment Request No. 2-04, submitted with City Council Resolution No. C-28332 and contained in City Council Ordinance No. C-7904 would affect only the Implementing Ordinances (LIP) portion of the certified LCP. The proposed LCP amendment includes changes to Planned Development District One (PD-1), also known as SEADIP (Southeast Area Development and Improvement Plan). Specifically, the proposed LCP amendment would prohibit "commercial storage/self-storage" (as defined in amended zoning code Section 21.15.570) as a land use in Subareas 25 and 26 of PD-1, and would allow commercial storage/self-storage as a conditional use in Subarea 19. A new set of conditional use standards for commercial storage/self-storage land uses is also included in the proposed LCP amendment. Other zoning districts and planned development districts located outside of the coastal zone would also be affected by the zoning changes.

On November 5, 2004, after receiving from the City additional materials that were deemed necessary to complete the LCP amendment submittal, the Executive Director determined that LCP Amendment Request No. 2-04 is in proper order and legally adequate to comply with the submittal requirements of Section 30510 of the Coastal Act and Section 13553 of the California Code of Regulations (Title 14).

Pursuant to Section 30513 of the Coastal Act, an LCP amendment that includes changes to the LIP portion of a certified LCP must be scheduled for a public hearing and the Commission must take action within sixty days of receipt of a complete submittal. The sixtieth day after the City's filing of the complete submittal is January 4, 2005. In order to be heard within this time frame, the LCP amendment would have to be scheduled for the Commission's December 8-10, 2004 meeting. Coastal Act Section 30517 and Section 13535(c) of the Coastal Commission Regulations state that the Commission may extend for good cause the sixty-day time limit for a period not to exceed one year. Because of workload constraints, staff is recommending that the Commission extend the sixty-day time limit for the review of the LCP amendment request. The time extension would allow for a thorough review of the City's proposed changes and a hearing in Southern California area.

**STAFF RECOMMENDATION**

Staff recommends that the Commission extend the deadline for Commission action for one year.

**MOTION:** *"I move that the Commission extend the sixty-day time limit to act on the City of Long Beach Local Coastal Program Amendment No. LOB-MAJ-2-04 for a period of one year."*

Staff recommends a **YES** vote. An affirmative vote of a majority of the Commission present is needed to pass the motion.