

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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June 24, 2004

**RECORD PACKET COPY****Th17.5a**

TO: Commissioners and Interested Persons

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

RE: Request to extend the sixty-day time limit for Commission action on City of Manhattan Beach LCP Amendment Request No. MNB-MIN-1-04 (for Commission Action at its July 15, 2004 meeting in Costa Mesa).

On May 24, 2004, the Commission's South Coast District office in Long Beach received a City of Manhattan Beach request to amend its certified Local Coastal Program (LCP) in order to adopt new definitions relating to the control of residential bulk (e.g. basement, buildable floor area, habitable room, story). Proposed LCP Amendment Request No. 1-04, submitted with City Council Resolution No. 5741 and contained in City Council Ordinance No. 2033, would affect only the Implementing Ordinances (LIP) portion of the certified LCP.

The Executive Director has determined that LCP Amendment Request No. 1-04 is in proper order and legally adequate to comply with the submittal requirements of the Coastal Act and the California Code of Regulations. Therefore, pursuant to the requirements of Section 30510 of the Coastal Act and Section 13553 of the California Code of Regulations (Title 14), LCP Amendment Request No. 1-04 is deemed submitted as of May 24, 2004.

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 July 26, 2004. In order to be heard within this time frame, the LCP amendment would have to be scheduled for the Commission's July 14-16, 2004 meeting in Costa Mesa.

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.

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 Manhattan Beach Local Coastal Program Amendment No. MNB-MIN-1-04 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.