

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071

**RECORD PACKET COPY**

December 14, 2004



TO: Commissioners and Interested Persons

**TH 17b**FROM: Deborah Lee, Deputy Director  
Pam Emerson, Los Angeles County Area SupervisorRE: **Request to extend the ninety-day time limit for Commission action on City of Redondo Beach LCP Amendment Request No. RDB-MAJ-1-04 (for Commission Action at its January 12-14, 2005 meeting in Long Beach).**

On June 23, 2004, the Commission's South Coast District office in Long Beach received a request from the City of Redondo Beach to amend its certified Local Coastal Program (LCP) in order to amend its certified Land Use Plan and Implementation Ordinances to allow housing for senior citizens in all zones of the certified segment (Area 1) of its Coastal Zone to vary from the development standards in the zone in which it is located (subject to a Conditional Use Permit and Planning Commission Design Review). On October 26, 2004, the City of Redondo Beach provided maps and other requested information necessary to complete the file. On October 26, 2004, the Executive Director 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. 2-04 is deemed submitted as of October 26, 2004.

Pursuant to Section 30513 of the Coastal Act, an LCP amendment that includes changes to both the LUP portion of a certified LCP and the Implementation Ordinances must be scheduled for a public hearing and the Commission must take action within ninety days of receipt of a complete submittal. The ninetieth day after the City's filing of the complete submittal is January 24, 2005. In order to be heard within this time frame, the LCP amendment would have to be scheduled for the Commission's January 12-14, 2005, meeting in Long Beach.

Coastal Act Section 30517 and Section 13535(c) of the Coastal Commission Regulations state that the Commission may extend for good cause the ninety-day time limit for a period not to exceed one year. Because of workload constraints, staff is recommending that the Commission extend the ninety-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. The local government is in agreement with the extension.

**STAFF RECOMMENDATION**

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

**MOTION:** *"I move that the Commission extend the ninety-day time limit to act on the City of Redondo Beach Local Coastal Program Amendment No. RDB-MAJ-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.