

CALIFORNIA COASTAL COMMISSION

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Th8a

September 21, 2005



TO: Commissioners and Interested Persons

RECORD PACKET COPY

FROM: Deborah Lee, Deputy Director
Teresa Henry Distract Manager
Pam Emerson, Los Angeles County Area Supervisor
Chuck Posner, Staff Analyst

RE: **Request to extend the sixty-day time limit for Commission action on City of Manhattan Beach LCP Amendment Request No. MNB-MAJ-2-05 (for Commission Action at its October 12-14, 2005 meeting in San Diego).**

On August 15, 2005, the Commission's South Coast District office received a request from the City of Manhattan Beach to amend its certified Local Coastal Program (LCP) in order to amend its certified Implementation Ordinances to repeal the existing regulations addressing telecommunications and adopt a new chapter into the Zoning Code addressing telecommunications (Utilities Code, Chapter 13.02. The chapter includes a permitting process for reviewing telecommunication facilities that is independent of and addition to the coastal development permit process. On August 25, 2005, the Executive Director determined that LCP Amendment Request No. 2-05 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. 2-05 is deemed submitted as of August 15, 2005.

Pursuant to Section 30513 of the Coastal Act, an LCP amendment that includes changes the Implementation Ordinances 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 October 14 2005. In order to be heard within this time frame, the LCP amendment would have to be scheduled for the Commission's October 12-14, 2005, meeting in San Diego.

Coastal Act Section 30517 and Section 13535(c) of the Coastal Commission Regulations state that the Commission may extend for good cause the 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. 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 sixty-day time limit to act on the City of Manhattan Beach Local Coastal Program Amendment No. MNB-MAJ-2-05 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.