

CALIFORNIA COASTAL COMMISSION

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W4a

March 29, 2005

**MEMORANDUM: RECORD PACKET COPY**

TO: Commissioners and Interested Parties

FROM: Deborah Lee, Senior Deputy Director
Teresa Henry, District Manager, South Coast District
Pam Emerson, Los Angeles County Area Supervisor

Subject: Minor Amendment Request RDB-MIN-1-05 by City of Redondo Beach to Amend Implementation Ordinances of Certified LCP for Area One of the City's coastal Zone.

On February 11, 2005, the City of Redondo Beach submitted three proposed amendments to the implementation ordinances of its certified LCP applying to the certified area of Redondo Beach, Area One. The submittal was complete, so the application was deemed filed as of February 12, 2005. Area One is the developed residential and commercial area of Redondo Beach not including the pier harbor and power plant areas, the certification of which was deferred when the Commission certified the City's implementation ordinances on April 8, 2003. The Commission effectively certified an Implementation Program for Coastal Zone Area One on September 11, 2003. The City does not have a certified Implementation Program for Area Two (Harbor-Pier and AES site area).

The proposed amendments would address four topics :

1. **Landscaping regulations** adding specific standards for landscape plans;
2. **Two and Three Unit Administrative Approvals.** The City proposes to extend a streamlined review process now certified for single-family houses and "minor development" to two- and three- unit developments (including two and three unit condominiums) that conform to zoning and LCP development standards.
3. **Non-profit service providers.** The City proposes to add a definition of "non-profit service provider" and then to amend the chart of allowable uses in residential zones to include non-profit service provider as a conditional use.
4. **Overlap parking.** Amend Title 10, Chapter 5, Article 5, Subsection 10-2.1706(d) of the Municipal Code that establishes overlap parking requirements by changing the applicable categories from non-residential zones to non-residential uses. "Overlap parking" is the City's term for parking shared among several uses.

Pursuant to Section 30513 of the Coastal Act, an LCP amendment that includes changes to the implementation 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 April 13, 2005. In order to be heard within this time frame, the LCP amendment would have to be scheduled for the Commission's April 13-15 2005, meeting in Santa Barbara.

Section 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. In addition, the City

has identified an error in its transmittal and wants to amend it. 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 Redondo Beach Local Coastal Program Amendment RDB-MIN-1-05 for a period of one year."*

Staff recommends a **YES** vote