

CALIFORNIA COASTAL COMMISSION

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



March 23, 2006

T 7a

TO: Commissioners and Interested Persons

FROM: DEBORAH LEE, DEPUTY DIRECTOR
TERESA HENRY, SOUTH COAST DISTRICT MANAGER
KARL SCHWING, ORANGE COUNTY AREA SUPERVISOR
RYAN TODARO, COASTAL PROGRAM ANALYST

SUBJECT: Request to extend the sixty-day time limit for Commission action on City of Laguna Beach LCP Amendment Request No. 1-06 (for Commission Action at the April 11-14, 2006 meeting in Santa Barbara).

On February 23, 2006, the City of Laguna Beach submitted a request to amend its certified Local Coastal Program (LCP), affecting the Implementation Plan (IP). The proposed IP amendment would include 1) property owners wishing to designate their structures as historic will be required to complete and record an agreement acknowledging the owner's obligations and responsibilities; 2) criteria have been established for any structure considered for placement on the City's Historic Register; 3) in its consideration of placement on the Historic Register, the Heritage Committee may request information and plans on any future planned changes to the structure; 4) removal from the Historic Register can be initiated by the City; 5) planning and building fees will be refunded rather than waived once the Heritage Committee finds that the project is consistent with the approved plans; 6) "K" rated structures will be eligible for Mill's Act Contracts; 7) a structural and historic analysis of the structure that identifies the character defining features will be required for all additions and alterations of historic structures; 8) prior to the issuance of a building permit, a pre-construction meeting with the contractor, owners, City inspector and staff or Heritage Committee member, will be required to clearly identify the character defining features that must be retained during construction; 9) demolition permits for structures listed on the Inventory and on the Register must be reviewed for compliance with the provisions of the California Environmental Quality Act; and 10) penalties for illegal demolition or partial demolition are provided. Proposed LCP Amendment Request No. 1-06 was submitted for Commission certification by City Council Resolution No. 06.006.

On February 23, 2006, the date of submittal, the Executive Director determined that LCP Amendment Request No 1-06 was in proper order and legally adequate to comply with the submittal requirements of the Coastal Act and the California Code of Regulations. Therefore, LCP Amendment Request No. 1-06 is deemed complete pursuant to the requirements of Section 30510 of the Coastal Act.

Pursuant to Sections 30513 and 30514 of the Coastal Act, an LCP amendment that includes changes to the IP portion of a certified LCP must be scheduled for a public hearing and the Commission must take action within sixty days of a complete submittal. The sixtieth day after the City's filing of the complete submittal is April 24, 2006. In order

Laguna Beach LCPA 1-06
Time Extension Request
Page 2 of 2

to be heard within this time frame, the LCP amendment would need to be scheduled for the Commission's April 12-14, 2006 meeting in Santa Barbara.

However, this deadline may be extended for good cause. Public Resources Code (PRC) Section 30517 allows the Commission to extend any time limitation established by Chapter 6 of Division 20 of the PRC, wherein lies Sections 30513 and 30514, for up to a year. 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. City staff has been notified of this time extension request and has not objected to this request.

Therefore:

Summary of Staff Recommendation. Staff recommends that the Commission extend the 60-day time limit for a period of one year, i.e. to April 24, 2007.

MOTION:

"I move that the Commission extend the 60-day time limit to act on the City of Laguna Beach Local Coastal Program Amendment LGB-MIN-1-06 for a period of one year."

STAFF RECOMMENDATION:

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