

**CALIFORNIA COASTAL COMMISSION**

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March 23, 2006

# Tu 7c

**MEMORANDUM:**

**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:** Request to extend the ninety-day time limit for Commission action on City of Redondo Beach LCP Amendment Request No. 1-06 (for Commission Action at the April 2006 meeting in Santa Barbara.)

The Commission certified the Redondo Beach Land Use Plan in 1981. When the Commission certified the Implementation Plan in 2003, it approved segmentation of the City of Redondo Beach coastal zone into two segments, Area One and Area Two, and deferred certification of Area Two until issues concerning recycling of the power plant and harbor area could be resolved. The City does not have a certified Implementation Plan for Area Two (Harbor-Pier and AES site area). On March 9, 2006, the City of Redondo Beach submitted a request to adjust the geographic boundary of the certified area of its LCP (Area One) to include lots on the east side of Catalina Avenue between Pacific Coast Highway and Francisca St. in the certified area (Area One). The City proposes to amend the certified Land Use Plan that applies to the lots subject to this boundary line adjustment to change the LUP designation of certain lots from commercial to multifamily residential. The City is also proposing zoning designations for the area subject to the boundary line adjustment; to add "marine sales and services" to the list of conditionally permitted uses in the C-3 district; to remove "motor vehicle repair garages" from the list of conditionally permitted uses in the C-3 district; and to revise setback standards of the C-3 district to be consistent with the standards of the C-5 zoning that applied to the lots abutting North Broadway when the Commission certified the LUP (1981). In addition, the City proposes to amend the zoning map to add a Planned Development Overlay (PLD) zone on property located at 528-542 North Francisca Avenue; and to add a definition of "habitable" and "non-habitable" accessory buildings to the Coastal Zoning Ordinance.

The City's present submittal, RDB-MAJ-1-06, was complete when received, so the application was deemed filed on the date of submittals, March 9, 2006. Pursuant to Section 30512 of the Coastal Act, an LCP amendment that includes changes to the Land Use Plan portion of a certified LCP must be scheduled for a public hearing and the Commission must take action within ninety days of receipt of a complete submittal. This application also includes changes to the implementation plan. The ninetieth day after the City's filing of the complete submittal is June 7, 2006. In order to be heard within this time frame, the LCP amendment would have to be scheduled for the Commission's May 10-12 2006, meeting in Costa Mesa.

Section 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 City has been notified of the extension request and does not object to this request.

**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 RDB-MAJ-1-06 for a period of one year.”***

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