

**CALIFORNIA COASTAL COMMISSION**

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



March 22, 2007

**W 8b**

**TO:** Commissioners and Interested Persons

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

**SUBJECT:** Request to extend the ninety-day time limit for Commission action on City of Laguna Beach LCP Amendment Request No. 2-07 (for Commission Action at the April 11-13, 2007 meeting in Santa Barbara).

On February 2, 2007, 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 modify Policies 11 and 15 of Topic 5 and Policy 7 of Topic 10, all of which are in Section III – Issues Statements and Policies of the Downtown Specific Plan. The changes to Policies 11 and 15 of Topic 5 relate to allowing additional in-lieu parking certificates beyond the currently allowed three, if approved by the City Council as part of a public/private partnership project. The changes to Policy 7 of Topic 10 modify allowable building height. In addition, the Access and Improvement Requirements in Section V of the Downtown Specific Plan, Civic Art District Property Development Standards, would be amended to allow off-site parking and/or in-lieu certificates. Proposed LCP Amendment Request No. 2-07 was submitted for Commission certification by City Council Resolution No. 07.003.

On February 27, 2007, the Executive Director determined that LCP Amendment Request No 2-07 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. 2-07 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 28, 2007. In order to be heard within this time frame, the LCP amendment would need to be scheduled for the Commission's April 11-13, 2007 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.

Laguna Beach LCPA 2-07  
Time Extension Request  
Page 2 of 2

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 28, 2008.

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-MAJ-2-07 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.