

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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January 23, 2014

**Th20a**

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Senior Deputy Director
Teresa Henry, Coastal Program Manager
Charles Posner, Coastal Program Analyst

RE: **Request to extend the time limit for Commission action on City of Manhattan Beach LCP Amendment Request No. 1-13 (LCP-5-MNB-13-0214-1). For Commission Action at its February 13, 2014 meeting in Pismo Beach.**

On August 8, 2013, the Commission's South Coast District office in Long Beach received a request from the City of Manhattan Beach to amend its certified Local Coastal Program (LCP). The LCP amendment request was submitted to the Commission's South Coast District office with City Council Resolution No. 13-0045 and City Council Ordinance No. 13-0012. The LCP amendment would amend the Implementing Ordinances (LIP) portion of the certified LCP in order to implement changes adopted as part of the City's 2013 Housing Element Update (e.g., residential use class definitions, affordable and senior housing incentives, standards for emergency shelters and transitional housing, and reasonable accommodations).

On December 20, 2013, after receiving from the City additional information that was deemed necessary to complete the LCP amendment submittal, the Executive Director determined that LCP Amendment Request No. 1-13 is in proper order and legally adequate to comply with the submittal requirements of Section 30510 of the Coastal Act and Section 13553 of the California Code of Regulations (Title 14).

Pursuant to Section 30513 of the Coastal Act, an LCP amendment that includes changes to the LIP 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 February 18, 2014. 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. Staff is recommending that the Commission extend the time limit for the review of the LCP amendment request in order to allow for a thorough review of the City's proposal at the March 12-14, 2014 Commission meeting in Southern California.

STAFF RECOMMENDATION

Staff recommends the Commission extend the deadline for Commission action for one year.

MOTION: *"I move that the Commission extend the time limit to act on City of Manhattan Beach Local Coastal Program Amendment No. 1-13 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.