

CALIFORNIA COASTAL COMMISSION

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

W15a

April 23, 2015

TO: Commissioners and Interested Persons**FROM:** Sherilyn Sarb, South Coast Deputy Director
Karl Schwing, South Coast District Manager
Charles Posner, Coastal Program Analyst**RE: Request to extend the time limit for Commission action on City of Dana Point LCP Amendment Request No. 1-14 (LCP-5-DPT-14-0105-1). For Commission Action at its May 13, 2015 meeting in Santa Barbara.**

On February 3, 2014, the Commission's South Coast District office in Long Beach received a request from the City of Dana Point 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 Nos. 13-12-03-08, 13-12-03-09 and 13-12-03-10 and City Council Ordinance Nos. 14-01 and 14-02. LCP Amendment No. 1-14 would modify the text in the City's Zoning Code Ordinance and in the Dana Point Specific Plan (DPSP) to allow short term rentals in all the Zoning Districts where residential uses are allowed in the City. The proposed LCP amendments affect both the certified Land Use Plan (LUP) and Implementation Plan (IP).

In a letter dated February 18, 2014, the City was asked to provide additional information. Commission staff received a written response from the City on June 14, 2014. After reviewing the transmitted documents, Commission staff determined that additional information was necessary and sent the City a letter dated June 30, 2014. Commission staff received a written response from the City on March 20, 2015. After reviewing the transmitted documents, the Executive Director has determined that LCP Amendment Request No. 1-14 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). Therefore LCP Amendment Request No. 1-14 is deemed officially received as of March 20, 2015.

Pursuant to Sections 30512.1 and 30514 of the Coastal Act, an LCP amendment that includes changes to the Land Use Plan (LUP) and Implementation Plan (IP) portions of a certified LCP must be scheduled for a public hearing and the Commission must take action within ninety (90)-days of a complete submittal. The ninetieth day after the City's filing of the complete submittal is July 19, 2015. Coastal Act Section 30517 and Section 13535(c) of the Coastal Commission Regulations state that the Commission may extend for good cause the ninety (90)-day time limit for a period not to exceed one (1) year. Staff is recommending that the Commission extend the time limit. The time extension would allow for a thorough review of the City's proposal at a future Commission meeting in Southern California, potentially October 2015 in the City of Long Beach. City staff has been notified of this time extension request and has not objected to this request.

STAFF RECOMMENDATION

Staff recommends the Commission vote YES to extend the deadline for Commission action for one year.

MOTION: "I move that the Commission extend the time limit to act on City of Dana Point Local Coastal Program Amendment No. 1-14 for a period of one year."

An affirmative vote of a majority of the Commission present is needed to pass the motion.