

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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July 21, 2016

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director
Teresa Henry, South Coast District Manager
Charles Posner, Supervisor of Planning
Mandy Revell, Coastal Program Analyst

RE: Request to extend the time limit for Commission action on City of Manhattan Beach LCP Amendment Request No. 1-15 (LCP-5-MNB-15-0046-1 Short Term Rentals) For Commission Action at its August 12, 2016 meeting in Santa Cruz.

On June 16, 2016, the City of Manhattan Beach Community Development Department submitted to our office a response to our incomplete letter dated January 12, 2016 requesting additional information regarding the City's request to amend the City of Manhattan Beach certified Local Coastal Program (LCP), which was received on December 29, 2015. The LCP amendment request was submitted to the Commission's South Coast District office with City Council Resolution No. 15-0039 and City Council Ordinance Nos. 15-0010 and 15-0016. The LCP amendment would prohibit "short-term rentals" or "vacation rentals" in residential zones, and would allow City Council review of Planning Commission Quasi-judicial decisions and appeals. (Chapter A.12 and A.10 of the Manhattan Beach LCP). The LCP amendment request affects only the LIP portion of the certified LCP.

After reviewing the transmitted documents, the Executive Director determined on June 30, 2016 that LCP Amendment Request No. 1-15 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. 1-15 is deemed officially received as of June 30, 2016.

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 August 29, 2016. 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 up to a year because extensions are only considered once, and it is prudent to allow for the maximum amount of time in case of unexpected delays. Commission staff anticipates this item being scheduled at a Commission meeting in Southern California in late 2016 or early 2017.

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 Manhattan Beach Local Coastal Program Amendment No. 1-15 for a period of one year."*

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