

CALIFORNIA COASTAL COMMISSION

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Th13a

DATE: August 18, 2016

TO: Commissioners and Interested Persons

FROM: Steve Hudson, South Coast Deputy Director
Charles Posner, Supervisor of Planning
Amber Dobson, Coastal Program Analyst

SUBJECT: Request to extend the time limit for Commission action on City of Redondo Beach LCP Amendment Request No. 1-16 (LCP-5-RDB-16-0021-1 Residential Care Facilities). For Commission Action at its September 8, 2016 meeting in Newport Beach.

On May 3, 2016, the City of Redondo Beach submitted a request to amend the City of Redondo Beach certified Local Coastal Program (LCP) with City Council Resolution No. 1601-009. The LCP amendment request consists of a change to the certified Coastal Land Use Plan (LUP) and the LCP Implementation Plan (IP) in order to allow elderly residential care facilities on parcels with the "Public-Community Facility (P-CF)" land use designation that are at least one-acre in area. The amendment is a project-driven amendment that would allow for an assisted living facility at 320 Knob Hill Avenue, a former school district facility.

On May 10, 2016, the Commission South Coast District Office sent the City a letter requesting additional information regarding the LCP amendment request. On July 22, 2016, Commission staff received the requested additional information. After reviewing the transmitted documents, the Executive Director determined on August 1, 2016 that LCP Amendment Request No. 1-16 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. 1-16 is deemed officially received as of August 1, 2016.

Pursuant to Sections 30512, 30513 and 30514 of the Coastal Act, an LCP amendment that includes changes to the LUP 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. The ninetieth day after the City's filing of the complete submittal is October 30, 2016. 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. In this case, a time extension is necessary to allow staff to conduct further analysis of the conformance of the proposed LCP amendment with the provisions of the Chapter 3 of the Coastal Act and to prepare an appropriate staff recommendation, including preparation of suggested modifications if necessary, for the Commission.

Therefore, 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 early 2017. Scheduling is dependent upon several workload factors.

Thus, although staff believes this matter will be brought to a hearing in the near-term and possibly this winter, staff recommends that the Commission extend the deadline for a full year as provided by the Coastal Act to allow for uncertainty in the review process and flexibility for coordination with the City of Redondo Beach on potential modifications, establishing hearing schedules, and managing competing priorities.

STAFF RECOMMENDATION

Staff recommends that 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 the City of Redondo Beach Coastal Land Use Plan Amendment No. LCP-5-RDB-16-0021-1 for a period of one year.*

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