

CALIFORNIA COASTAL COMMISSION

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October 19, 2017

Th24a

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director
Charles Posner, Supervisor of Planning
Dani Ziff, Staff Analyst

SUBJECT: Request to extend the time limit for Commission action on City of Long Beach LCP Amendment Request No. 2-17 (LCP-5-LOB-17-0052-2), for Commission Action at the November 8-9, 2017 meeting in Bodega Bay.

On September 12, 2017, the City of Long Beach submitted a request to amend its certified Local Coastal Program (LCP). On September 26, 2017, the Executive Director determined that LCP Amendment Request No. 2-17 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. 2-17 has been deemed complete pursuant to the requirements of Section 30510 of the Coastal Act. The proposed amendment was submitted for Coastal Commission action via City Council Resolution Nos. RES-16-0110, RES-16-0112, and RES-17-0038, which requests Commission action on City of Long Beach Ordinance Nos. ORD-16-0025, ORD-16-0028, and ORD-17-0008.

The Implementation Plan (IP) portion of the City's certified LCP would be amended to revise regulations regarding alcoholic beverage manufacturing (ABM) facilities, building code updates, and wireless telecommunication facilities in the public right of way. The IP amendment request proposes changes to Chapter 21.15 *Definitions* regarding definitions of Terms not defined, Balcony, Deck, Demolish, and Rebuild; Chapter 21.21 *Administrative Procedures* changing permit expirations; Chapter 21.31 *Residential Districts* regarding rooftop solar collectors; Chapter 21.41 *Off-street Parking and Loading Requirements* revising parking requirements for ABM facilities and tasting rooms and clarifying electric vehicle parking requirements; Chapter 21.42 *Landscaping Standards* updating landscaping standards to comply with California's Model Water Efficient Landscape Ordinance; Chapter 21.45 *Special Development Standards* regarding ABM and tasting room permitting processes, siting, and hours, and Chapter 21.56 *Wireless Telecommunications Facilities* regarding permitting, location, and design of wireless telecommunication facilities in the public right of way. The proposed amendment is a major LCP amendment that would apply citywide in the coastal zone.

Pursuant to Sections 30513 and 30514 of the Coastal Act, an LCP amendment that includes changes to the IP portion of a certified LCP only must be scheduled for a public hearing within sixty days of a complete submittal. The sixtieth day after the City's filing of the complete submittal is November 25, 2017 (the Commission's November meeting is November 8-9, 2017). However, this deadline may be extended for good cause. Section 30517 of the Coastal Act allows

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the Commission to extend any time limitation established by Chapter 6 of the Coastal Act, including Sections 30512 and 30514, for up to one year. Staff is recommending that the Commission extend the sixty-day time limit for the review of the LCP amendment request until November 25, 2018.

Unless the deadline is extended, Commission staff will need to complete its review and preparation of a staff recommendation and, possibly, suggested modifications and the Commission will need to complete its action on the LCP amendment at the Commission's current November 8-9, 2017 meeting. 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 certified LUP and to prepare an appropriate staff recommendation, including preparation of suggested modifications if appropriate, for the Commission. Thus, staff is recommending that the Commission extend the time limit for review of LCP Amendment Request No. 2-17.

Although staff believes this matter will be brought to a hearing in the near-term, staff recommends that the Commission extend the deadline for a full year until November 25, 2018 as provided by the Coastal Act to allow for additional time in the review process and flexibility for coordination with the City of Long Beach on potential modifications, establishing hearing schedules, and managing competing priorities.

STAFF RECOMMENDATION

Staff recommends that the Commission extend the deadline for Commission action on the LCP Amendment Request for one year (to November 25, 2018).

Motion:

“I move that the Commission extend the time limit to act on the City of Long Beach Local Coastal Program Amendment No. 2-17 for a period of one year.”

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