

CALIFORNIA COASTAL COMMISSION

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F9a



July 20, 2017

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director
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. 1-17 (LCP-5-MNB-17-0024-1 Downtown Specific Plan) For Commission Action at its August 11, 2017 meeting in Calabasas.

The City of Manhattan Beach Local Coastal Program (LCP) Amendment Request No. 1-17 was received on March 24, 2017. The LCP amendment request was submitted to the Commission's South Coast District office with City Council Resolution No. 16-0086 and City Council Ordinance Nos. 16-0030 and 16-0031. The LCP amendment would amend both the Land Use Plan (LUP) and the Implementing Ordinances (IP) portions of the certified LCP in order to implement changes adopted as part of the City's proposed Downtown Specific Plan. The LCP amendment would also change the LUP Map and IP Chapter A.16.030(g) to reconcile designation nomenclature and map inconsistencies. On May 8, 2017, Commission staff deemed the request incomplete, and on May 24, 2017, the City provided staff with the requested additional information.

After reviewing the transmitted documents, the Executive Director has determined that LCP Amendment Request No. 1-17 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. 1-17 is deemed officially received as of June 8, 2017.

Pursuant to Section 30513 of the Coastal Act, an LCP amendment that includes changes to the IP and LUP portions 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 September 6, 2017. Due to the complexity of the LCP amendment request and other constraints, additional time is needed to adequately understand and analyze the submitted materials for conformity with the Coastal Act. Coastal Act Section 30517 and Section 13535(c) of the Coastal Commission Regulations state that the Commission may extend for good cause the 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 2017 or early 2018.

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. 1-17 for a period of one year."*

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