

CALIFORNIA COASTAL COMMISSION

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



February 12, 2018

Th18a

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. 3-17 (LCP-5-LOB-17-0086-3), for Commission Action at the March 7-9, 2018 meeting in Port Hueneme.

On December 29, 2017, the City of Long Beach submitted a request to amend its certified Local Coastal Program (LCP). On January 16, 2018, the Executive Director determined that LCP Amendment Request No. 3-17 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. 3-17 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 No. RES-17-0144, which requests Commission action on City of Long Beach Ordinance No. ORD-17-0031.

The Implementation Plan (IP) portion of the City's certified LCP would be amended to update the regulations regarding accessory dwelling units (ADUs). The IP amendment request proposes changes and additions to Chapter 21.15 *Definitions*, Chapter 21.31 *Residential Districts*, Table 31-1 *Uses in Residential Zones*, Chapter 21.51 *Accessory Uses*, Chapter 21.25 *Specific Procedures*, and Chapter 21.41 *Off-street Parking and Loading Requirements* all relating to ADUs. 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 March 17, 2018 (the Commission's March meeting is March 7-9, 2018). However, this deadline may be extended for good cause. Section 30517 of the Coastal Act allows 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 March 17, 2019.

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 March 7-9, 2018 meeting. A time extension is necessary to allow staff to conduct further analysis of the conformance of the proposed

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Time Extension Request

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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. 3-17.

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 March 17, 2019 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 March 17, 2019).

Motion:

“I move that the Commission extend the time limit to act on the City of Long Beach Local Coastal Program Amendment No. 3-17 for a period of one year.”

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