

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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 VENTURA, CA 93001
 (805) 585-1800

**Th19b**

DATE: April 19, 2018

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director

SUBJECT: **City of Malibu LCP Amendment No. LCP-4-MAL-13-0241-1 Time Extension** to be heard at the May 10, 2018 Commission Hearing in Santa Rosa.

The City of Malibu has submitted an amendment to the Local Implementation Plan (LIP) portion of the certified LCP to update density bonus provisions for affordable housing, create a new "Affordable Housing Overlay" (AHO) District with specific development standards, add procedures related to reasonable accommodation for persons with disabilities; update housing-related zoning ordinance provisions including those related to permitted uses and development standards to accommodate higher density, affordable multi-family residential development, emergency shelters, single-room occupancies, small and large residential care facilities, transitional and supportive housing, and agricultural employee housing; and update and add housing-related definitions.

On March 26, 2018, the Executive Director determined that the City's amendment submittal was in proper order and legally adequate to comply with the submittal requirements of Coastal Act Section 30510(b). Pursuant to Coastal Act Section 30512 and California Code of Regulations Section 13522, an amendment to the certified LIP portion of the LCP must be scheduled for a public hearing and the Commission must take action within 60 days of a complete submittal. The 60th day after filing the complete submittal is May 25, 2018.

Coastal Act Section 30517 and California Code of Regulations Section 13535(c) state that the Commission may extend for good cause the 60-day time limit for a period not to exceed one year. Commission staff is requesting an extension to the 60-day time limit in order to allow adequate time to review and analyze the amendment and to allow greater scheduling flexibility. Therefore, staff recommends that the Commission extend the 60-day time limit to act on the City of Malibu LCP Amendment No. LCP-4-MAL-13-0241-1 for a period not to exceed one year.

Staff is planning to tentatively schedule LCP-4-MAL-13-0241-1 for a Commission hearing in late 2018. 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 Malibu on potential modifications, establishing hearing schedules, and managing competing workload items. Therefore, staff recommends that the Commission extend the 60-day time limit to act upon City of Malibu LCP Amendment No. LCP-4-MAL-13-0241-1 for one year.

STAFF RECOMMENDATION

Staff recommends that the Commission vote to extend the deadline for Commission action for one year.

MOTION: *I move that the Commission extend the 60-day time limit to act on the City of Malibu LCP Amendment No. LCP-4-MAL-13-0241-1 for one year.*

RECOMMENDATION: Staff recommends a **YES** vote. An affirmative vote of a majority of the Commission present is needed to pass the motion.