

CALIFORNIA COASTAL COMMISSION

South Coast District Office
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W17b

DATE: November 21, 2019

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director
Zach Rehm, District Supervisor
Alexander Yee, Coastal Program Analyst

SUBJECT: Request to extend the time limit for Commission action on City of Santa Monica LUP Amendment Request No. 1-18 (LCP-5-SNM-18-0086-1), for Commission action at its December 11, 2019 hearing in Calabasas.

On December 3, 2018, the City of Santa Monica submitted a request to amend the City of Santa Monica's certified Land Use Plan (LUP) with City Council Resolution No. 11144. The LUP amendment request is for the comprehensive update to the City of Santa Monica LUP previously certified by the Commission in 1992. All of the certified LUP policies are being amended and new policies are introduced.

On December 13, 2018, Commission staff requested additional information to aid in the review of the LUP submittal, including a revised resolution. The supplemental materials and the revised resolution, City Council Resolution No. 11188, were received on August 29, 2019. After reviewing the transmitted documents, the Executive Director determined that LUP Amendment Request No. 1-18 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) and informed the City that LUP Amendment Request No. 1-18 was officially deemed submitted as of September 9, 2019.

Pursuant to Sections 30512, 30513 and 30514 of the Coastal Act, an LUP amendment must be scheduled for a public hearing and the Commission must take action within ninety **working** days of the complete submittal, which would be January 20, 2020. Accordingly, the Commission must act on the LUP amendment at the December 2019 hearing. 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 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 the February 2020 hearing in Southern California. Scheduling is dependent upon several workload factors. Thus, 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 as provided by the Coastal Act to allow for uncertainty in the review process and flexibility for coordination with the City of Santa Monica 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 on the LUP update for one year.

Motion:

"I move that the Commission extend the time limit to act on City of Santa Monica Land Use Plan Amendment No. 1-18 for a period of one year."

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