

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Th18b

DATE: August 28, 2019

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director, South Coast District
Shannon Vaughn, District Supervisor
Eric Stevens, Coastal Program Analyst

RE: Request to extend the 60-day time limit for action for up to one year on the City of Redondo Beach Major LCP Amendment Request No. 1-19 (LCP-5-RDB-19-0015-1) (Accessory Dwelling Units) for Commission action at its September 12, 2019 meeting in Newport Beach.

On April 24, 2019, the Commission's South Coast District office in Long Beach received LCP Amendment Request No. 1-19 (LCP-5-RDB-19-0015-1), affecting only the City's Implementation Plan (IP), to add provisions related to Accessory Dwelling Units in residential zones. On May 3, 2019, staff determined that the submittal was incomplete and sent the City a letter requesting information that would be required before the application could be deemed complete. On July 3, 2019, the City provided staff with a response to the first incomplete letter. Staff determined that the LCP amendment remained incomplete and on July 19, 2019, staff sent the City a second letter requesting information that would be required before the application could be deemed complete. On July 24, 2019, the City provided staff with the requested information and staff determined that the LCP amendment request was complete.

Pursuant to Section 30513 of the Coastal Act, an IP Amendment must be scheduled for a public hearing and the Commission must take action, within 60 days of receipt of a complete submittal. The 60th day for this IP is October 17, 2019. There is insufficient time to review the submitted information and prepare a recommendation for the October 2019 Commission hearing.

Section 30517 of the Coastal Act and Section 13535(c), Title 14 of the California Code of Regulations allows the Commission to extend, for good cause, the 60-day time limit for up to one year. Commission staff is requesting this extension to allow additional time to evaluate the issues and concerns with this submittal. The full one-year extension is requested 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 expects to bring the LCP amendment to a hearing by winter 2019.

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 60-day time limit to act on the City of Redondo Beach LCP Amendment Request No. LCP-5-RDB-15-0015-1 for a period of one year."*

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