

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
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# W19b

**DATE:** January 23, 2020

**TO:** Commissioners and Interested Persons

**FROM:** Steve Hudson, Deputy Director  
Shannon Vaughn, District Supervisor  
Mandy Revell, Coastal Program Analyst

**SUBJECT:** Request to extend the time limit for Commission action on City of Manhattan Beach LCP Amendment Request No. 1-19 (LCP-5-MNB-19-156-1), for Commission action at its February 12, 2020 hearing in Long Beach.

On December 19, 2019, the City of Manhattan Beach submitted a request to amend the City of Manhattan Beach certified Local Coastal Program (LCP) to reflect the City's amended zoning code. The LCP amendment would amend the Implementation Plan (Chapter A.16.020) related to ground floor uses in the CD Downtown Commercial Zone. The LCP amendment request was submitted to the Commission's South Coast District office with City Council Resolution No. 18-0148 and City Council Ordinance No. 18-0023. The LCP amendment request affects the Certified LIP portion of the certified LCP.

After reviewing the transmitted documents, the Executive Director determined that LCP Amendment Request No. 1-19 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 January 6, 2020.

Pursuant to Sections 30512, 30513 and 30514 of the Coastal Act, an LIP amendment must be scheduled for a public hearing and the Commission must take action within sixty *working* days of the complete submittal, which would be April 2, 2020. Accordingly, the Commission must act on the LIP amendment at the March 2020 hearing. Coastal Act Section 30517 and Section 13535(c) of the Coastal Commission Regulations state that the Commission may extend for good cause the sixty-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 a Commission meeting in Southern California in late 2020 or early 2021. 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 Manhattan Beach 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 LIP update for one year.

**Motion:**

***"I move that the Commission extend the time limit to act on City of Manhattan Beach Local Implementation Plan Amendment No. 1-19 for a period of one year."***

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