

CALIFORNIA COASTAL COMMISSION

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February 20, 2020

F12a

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director
Zach Rehm, District Supervisor
Dani Ziff, Staff Analyst

SUBJECT: Request to extend time limit for Commission action on City of Long Beach LCP Amendment Request No. 2-19 (LCP-5-LOB-19-0167-2), for Commission Action at the March 11-13 meeting in Santa Cruz.

On December 30, 2019, the City of Long Beach submitted a request to amend its certified Local Coastal Program (LCP). On January 15, 2020, the Executive Director determined that LCP Amendment Request No. 2-19 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. 2-19 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-19-0072, which requests Commission action on City of Long Beach Ordinance No. ORD-19-0011.

The Implementation Plan (IP) portion of the City's certified LCP would be amended to:

- 1) update the definition for townhomes and eliminate zoning restrictions on side-by-side units;
- 2) eliminate references to commercial districts no longer in use;
- 3) eliminate size restrictions for single-family garages and update lot coverage and floor area calculations in single-family districts;
- 4) update roofing material requirements for residential districts;
- 5) revise screening requirements for mechanical equipment in low-density residential districts;
- 6) provide guidelines to determine curb cut closures and require underground utilities in new projects;
- 7) define the standing required and timeline for land use decision appeals;
- 8) update school siting requirements; and
- 9) eliminate the zoning code restriction on the maximum number of zoning regulation amendments per year.

Pursuant to Sections 30512, 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 15, 2020. 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

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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 15, 2021.

Unless the deadline is extended, Commission staff will need to complete its review and preparation of a staff recommendation, possibly with suggested modifications, and the Commission will need to complete its action on the LCP amendment at the Commission's March 11-13, 2020 meeting. Due to the potential impact of the proposed policies on coastal resources, a time extension is necessary to allow staff to conduct further analysis of the conformance of the proposed 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. 2-19.

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 15, 2021 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 a period of one year (to March 15, 2021).

Motion:

"I move that the Commission extend the time limit to act on the City of Long Beach Local Coastal Program Amendment No. 2-19 for a period of one year."

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

Staff recommends a **YES** vote. Passage of this motion will result in a one year extension of the deadline for Commission action on the proposed LCP amendment, changing the deadline for Commission action from March 15, 2020 to March 15, 2021. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.