

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT OFFICE  
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# W21a

December 17, 2020

TO: California Coastal Commissioners and Interested Public

FROM: Steve Hudson, District Director

SUBJECT: **Pepperdine University Long Range Development Plan Amendment No. LRDP-4-PEP-20-0002-1 (Enhanced Parking and Storage Project) Time Extension to be heard at the January 13, 2021 Commission Hearing**

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On November 12, 2020, Pepperdine University submitted the subject Long Range Development Plan (LRDP) amendment request to allow for the replacement of three existing surface parking lots with a new parking lot in substantially the same location adjacent to the campus soccer field and baseball field with up to 304 spaces (201 net new spaces) and the installation of 23 underground storage vaults below the new parking lot. The University proposes to amend the LRDP Facilities Map and the associated Facilities Spreadsheet, which includes the description of facilities, to reflect the proposed changes that would allow for this enhanced parking and storage project. The amendment also proposes to adjust the alignment of the planned Coastal Slope Trail and Mesa Peak Trail on the LRDP Facilities Map to reflect the existing easement location for the two trails.

On November 19, 2020, the Executive Director determined that the University'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, the amendment 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 January 18, 2021.

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. Staff is preliminarily planning to bring the proposed amendment forward to hearing by early next year (February-March 2021). However, such a schedule 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 University. Therefore, staff recommends that the Commission extend the 60-day time limit to act on Pepperdine University LRDP Amendment No. LRDP-4-PEP-20-0002-1 for a period not to exceed one year.

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**PROCEDURE**

**MOTION:**

I move that the Commission extend the 60 working day time limit to act on the Pepperdine University Long Range Development Plan Amendment No. LRDP-4-PEP-20-0002-1 (Enhanced Parking and Storage Project) for one year.

**STAFF RECOMMENDATION:**

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