

CALIFORNIA COASTAL COMMISSION

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February 18, 2021

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TO: Commissioners and Interested Persons

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

SUBJECT: Request to extend the time limit to acknowledge and accept the modifications suggested by the Coastal Commission on City of Long Beach Local Coastal Program Amendment Request No. LCP-5-LOB-19-0008-1, for Commission Action at the March 10-12, 2021 virtual meeting.

At the October 8, 2020 Coastal Commission virtual meeting, the Commission denied, and then approved if modified by the Commission's suggested modifications, City of Long Beach Local Coastal Program (LCP) Amendment No. LCP-5-LOB-19-0008-1. This LCP amendment is intended to repeal the Southeast Area Development and Improvement Plan (SEADIP) from the LCP, establish the Southeast Area Specific Plan (SEASP) as part of the LCP, and certify previously deferred areas. 9 acres of the SEADIP area would not be included in the SEASP area and would revert to conventional zoning. Specifically, the proposed Land Use Plan (LUP)/Implementation Plan (IP) amendment includes changes to support more compact mixed-use development and a range of mobility options, make 38 residential properties and one City-owned parcel subject to conventional certified zoning requirements, create a new land use designation to preserve and provide public access to coastal habitat and recreation uses, provide additional environmental protections, and transfer deferred certification areas, which include the Los Cerritos Wetlands, into the City's jurisdiction, subject to appeal to the Coastal Commission.

On October 8, 2020, the Commission moved to deny, as submitted, and certify with sixteen modifications the LUP and IP amendments, as detailed in the adopted staff report and exhibits, to protect coastal resources including sensitive habitat, biological resources, cultural resources, lower-cost overnight accommodations, recreational opportunities, and public coastal views. Pursuant to the Commission's regulations, the City has six months from the date of Commission action to accept the Commission's suggested modifications, in this case by April 8, 2021 (California Code of Regulations (CCR) Section 13537). If the City has not accepted the suggested modifications by that time, then the Commission's approval with suggested modifications expires at that time, and only the Commission's denial stands.

Coastal Act Section 30517 and CCR Section 13535(c) provide that the Commission may extend, for good cause, time limits related to LCPs for a period not to exceed one year. On February 10, 2021, the City requested a six-month extension of time to accept the modifications suggested by the Commission. A six-month extension would result in a new

deadline for the City to accept the Commission's suggested modifications on the proposed amendment of October 8, 2021. Although staff believes that this matter will be brought to a hearing in the near-term, staff recommends a six-month extension of time as provided by the Coastal Act to allow for additional time for the City to accept all of the Commission's suggested modifications, schedule and hold multiple hearings, and manage competing priorities.

STAFF RECOMMENDATION

Staff recommends that the Commission extend the expiration date of its approval with suggested modifications, and thus extend the six-month time limit that applies to the City's acceptance of the Commission's suggested modifications, for a period of six months (to October 8, 2021).

Motion:

"I move that the Commission extend the six-month time limit for the City of Long Beach to accept the Commission's suggested modifications that apply to Local Coastal Program Amendment No. LCP-5-LOB-19-0008-1 by a period of six months."

Staff recommends a **YES** vote. Passage of this motion will result in a new deadline for City action on the proposed LCP amendment, changing the deadline from April 8, 2021 to October 8, 2021. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.