

CALIFORNIA COASTAL COMMISSION

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W16a

DATE: March 25, 2021

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director
Eric Stevens, District Supervisor
Chloe Seifert, Staff Analyst

SUBJECT: Request to extend the time limit for Commission action on City of Santa Monica LCP Amendment Request No. LCP-5-SNM-21-0020-1, for Commission Action at the April 14-16, 2021 virtual meeting.

On February 17, 2021, the City of Santa Monica submitted a request to amend its uncertified Local Coastal Program (LCP). The proposed LCP amendment was found to be 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). The proposed amendment was submitted for Coastal Commission action via City Council Resolution No. 11292, which requests Commission action on City of Santa Monica Ordinance No. 2653.

The Land Use Plan (LUP) of the City's uncertified LCP would be amended to increase the permissible height and floor-to-area ratio (FAR) for three parcels of land in Downtown Santa Monica: 1133 Ocean Avenue, 1127 Second Street, and 1129 Second Street. The proposed amendment will allow the parcels to be developed with the Miramar Hotel Project and the 100% Affordable Housing Project.

Pursuant to Sections 30512, 30513, and 30514 of the Coastal Act, an LCP amendment that includes changes to the LUP portion of a certified LCP only must be scheduled for a public hearing within 90 days of a complete submittal. The 90th day after the City's filing of the complete submittal is June 25, 2021. 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 Sections 30512 and 30514, for up to one year. Staff recommends that the Commission extend the 90-day time limit for review of the LCP amendment request until June 25, 2022.

Unless the deadline is extended, Commission staff will need to complete the review and preparation of staff recommendations for the subject LCP amendment, possibly with suggested modifications, and the Commission will need to complete its action on the LCP amendment on the first day of the Commission's June 9-11, 2021 hearing. Due to the three additional coastal development permit applications associated with the amendment (i.e. the Miramar Hotel Project, the 100% Affordable Housing Project, and the City

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development agreement), a time extension is necessary to allow staff to conduct comprehensive analysis of the proposed projects and any potential impacts to coastal resources resulting from an increase in allowable height and FAR. Thus, staff recommends that the Commission extend the time limit for review of LCP Amendment Request No. LCP-5-SNM-21-0020-1.

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 June 25, 2022 as provided by the Coastal Act to allow for additional time in the review process and flexibility for coordination with the City of Santa Monica 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 June 25, 2022).

Motion:

I move that the Commission extend the time limit to act on the City of Santa Monica Local Coastal Program Amendment No. LCP-5-SNM-21-0020-1 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 June 25, 2021 to June 25, 2022. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.