

CALIFORNIA COASTAL COMMISSION

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Th9b

DATE: August 20, 2021

TO: Coastal Commissioners and Interested Persons

FROM: Kate Huckelbridge, Deputy Director, North Coast District
Bob Merrill, District Manager
Melissa Kraemer, District Supervisor

SUBJECT: **Extension of Time Limit for Commission Action on City of Trinidad
Local Coastal Program Amendment No. LCP-1-TRN-21-0039-1
(Emergency Shelters)**

For the Commission Meeting of September 9, 2021

LCP AMENDMENT DESCRIPTION

The City of Trinidad transmitted Local Coastal Program (LCP) Amendment Application No. LCP-1-TRN-21-0039-1 to the Commission on June 7, 2021. The proposed amendment would amend the City's Implementation Plan to: (1) add a definition for "Emergency Shelter";¹ (2) expand the list of allowed principal uses in the Commercial zone to include emergency shelters; (3) expand the list of allowed conditional uses in the Planned Development zone to include emergency shelters; and (4) add off-street parking requirements for emergency shelters.

Coastal Act section 30510 requires proposed LCP amendment submittals to contain materials sufficient for a thorough and complete review. Once that requirement is satisfied, an amendment is deemed submitted (or "filed"). On July 15, 2021, Commission staff deemed the subject application submitted.

The Coastal Act requires the Commission to act on an IP amendment within 60 working days (Coastal Act sections 30510, 30513, and 30514). The 60-working-day deadline for

¹ The proposed definition of "Emergency Shelter" would read: "Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

Commission action on this LCP amendment is October 7, 2021. Unless the Commission extends the deadline, the Commission will need to complete its action on this LCP amendment at the Commission's September 8-10, 2021 meeting.

Coastal Act section 30517 authorizes the Commission to extend, for good cause, the time limit for Commission action on the proposed LCP amendment for a period not to exceed one year. Although Commission staff coordinated with City staff on the proposed amendment prior to local adoption and transmittal to the Commission, staff has not yet had sufficient time to complete its analysis of the submitted application and its conformity with the certified Land Use Plan. Therefore, staff recommends extending the deadline for Commission action. Commission staff has coordinated with City staff on scheduling and is targeting the November 2021 Commission meeting for a hearing on the amendment. The amendment is a priority of the City's, and although they would prefer an earlier hearing date, City staff understands Commission staff's time constraints and does not object to the time extension. While Commission staff is targeting the November 2021 Commission meeting for the Commission hearing, staff recommends that the Commission extend the deadline for a full year to allow for uncertainty in the review process and/or scheduling issues that may arise, as extension requests are only considered once.

STAFF RECOMMENDATION

Staff recommends that the Commission vote to extend the deadline for Commission action on the proposed LCP amendment for one year.

Motion: I move that the Commission extend the time limit to act on City of Trinidad Local Coastal Program Amendment No. LCP-1-TRN-21-0039-1 for a period of one year.

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 October 7, 2021 to October 7, 2022**. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.