

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E Ocean Blvd, Suite 300
Long Beach, CA 90802
(562) 590-5071



April 21, 2022

F18a

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 for Commission action on City of Long Beach LCP Amendment Request No. LCP-5-LOB-21-0088-2, for Commission Action at the May 11-13, 2022, meeting.

On December 28, 2021, the City of Long Beach submitted a request to amend its certified Local Coastal Program (LCP). The amendment request was deemed incomplete on January 11, 2022. Following receipt of clarifying information, the proposed LCP amendment was found to be in proper order and legally adequate to comply with the submittal requirements of the Coastal Act and Title 14, Division 5.5, of the California Code of Regulations on March 21, 2022. Therefore, LCP Amendment Request No. LCP-5-LOB-21-0088-2 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-21-0113, which requests Commission action on City of Long Beach Ordinance No. ORD-21-0034.

The Implementation Plan (IP) of the City's certified LCP would be amended to add a new chapter to the certified zoning code and modify local site plan review requirements for enhanced density bonus regulations.

Pursuant to Sections 30513 of the Coastal Act, an LCP amendment that includes changes to the IP portion of a certified LCP must be scheduled for a public hearing within sixty working days of a complete submittal. The sixtieth working day after the City's filing of the complete submittal is June 13, 2022. Based upon the above-cited time limits, Commission staff will need to complete its review and preparation of staff recommendations for the subject LCP amendment, possibly with suggested modifications, and the LCP amendment will need to be scheduled for review by the Commission at its June 8-10, 2022, meeting. However, Section 30517 of the Coastal Act and Section 13535(c) of the California Code of Regulations state that the Commission may extend for good cause any applicable time limits for a period not to exceed one year.

Due to the potential impact of the proposed policies on coastal resources and other Long Beach LCP amendment submittals under review by Commission staff, including LCP-5-LOB-21-0089-3 (new regulations for conversions of motels/hotels to transitional housing, new regulations for unpermitted dwelling regulations, and changes to miscellaneous zoning code regulations) and LCP-5-LOB-20-0058-2 (City adoption of the Commission's suggested modifications to its short-term rental regulations), a time extension is necessary

LONG BEACH LCPA No. LCP-5-LOB-21-0088-2
Time Extension Request

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. The City is amenable to the extension of the deadline for Commission action on this LCP amendment.

Thus, although staff believes this matter will be brought to a hearing in the near-term, staff recommends that the Commission extend the sixty working-day time limit for Commission action on the LCP amendment request for a full year until June 13, 2023, 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 June 13, 2023).

Motion: I move that the Commission extend the time limit to act on the City of Long Beach Local Coastal Program Amendment No. LCP-5-LOB-21-0088-2 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 June 13, 2022 to June 13, 2023. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.