

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



Th12b

October 26, 2023

TO: Commissioners and Interested Persons

FROM: Karl Schwing, Deputy Director
Shannon Vaughn, District Manager
Zach Rehm, District Supervisor
Krysten Tomaier, Coastal Program Analyst

RE: **Request to extend the time limit for Commission action on City of Laguna Beach LCP Amendment Request No. LCP-5-LGB-23-0038-3 for Commission Action at its November 16, 2023 meeting.**

On August 29, 2023, the City of Laguna Beach Community Development Department submitted to the Commission's South Coast District office a request to amend the City of Laguna Beach certified Local Coastal Program (LCP). The LCP amendment request was submitted with City Council Resolution No. 23.057. The LCP amendment would amend the Implementation Plan of the certified Local Coastal Program to modify existing standards and to add new standards relating to two-residential unit development to implement the provisions of Senate Bill 9 (SB 9) in the coastal zone (Chapter 25.95). SB 9 seeks to intensify the amount of allowed residential development within urbanized areas zoned for single-family residential use. Specifically, lots that previously allowed only one single-family residence may now be subdivided into two lots, and each subsequent lot can be built with up to two single-family residences per SB 9, thereby potentially increasing the amount of development on a particular lot from its current limit of one residence to up to four, if applicable criteria are met.

After reviewing the transmitted documents for consistency with the LCP and LCP amendment submittal requirements of Sections 13518-13520 and Sections 13551-13553 of Title 14 of the California Code of Regulations, respectively, the Executive Director determined on September 13, 2023, that LCP Amendment Request No. LCP-5-LGB-23-0038-3 is in proper order and legally adequate to comply with the submittal requirements. Therefore, LCP Amendment Request No. LCP-5-LGB-23-0038-3 is deemed officially received as of September 13, 2023.

Pursuant to Section 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 and the Commission must take action within sixty days of receipt of a complete submittal. The sixtieth working day after the City's filing of the complete submittal is December 11, 2023. Coastal Act Section 30517 and Section 13535(c) of the Coastal Commission Regulations allow the Commission to extend for good cause the sixty-working-day time limit for a period not to exceed one year. Commission staff is requesting the extension to allow for sufficient time for staff to coordinate with City staff and prepare a recommendation. Staff recommends that the Commission extend the time limit for up to the full year because extension requests are only considered once, and it is prudent to allow for the maximum amount of time to properly schedule the requested amendment for public hearing in case of unexpected delays resulting from uncertainty in the review process and/or scheduling issues that may arise.

STAFF RECOMMENDATION

Staff recommends the Commission vote YES to extend the deadline for Commission action for one year.

MOTION: *“I move that the Commission extend the time limit to act on City of Laguna Beach Local Coastal Program Amendment No. LCP-5-LGB-23-0038-3 for a period of one year.”*