

CALIFORNIA COASTAL COMMISSION

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W14b

DATE: January 20, 2023

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director
Amrita Spencer, District Supervisor
Chloe Seifert, Staff Analyst

SUBJECT: Request to extend the time limit for Commission action on City of Santa Monica Land Use Plan (LUP) Amendment Request No. LCP-5-SNM-22-0041-1, for Commission Action at the February 8-10, 2023 hearing.

On September 6, 2022, the City of Santa Monica submitted a request to amend its certified Land Use Plan (LUP). The proposed LUP 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. 11444 which requests Commission action on City of Santa Monica Ordinance No. 2710.

The certified Land Use Plan (LUP) would be amended to increase the permissible height and floor-to-area ratio (FAR) for five parcels of land in Downtown Santa Monica: 101 Santa Monica Boulevard, 129 Santa Monica Boulevard, 1327 Ocean Avenue, 1333 Ocean Avenue, and 1337 Ocean Avenue. The proposed amendment will allow the parcels to be developed with the Ocean Avenue Mixed-Use Development Project.

Pursuant to Sections 30512, 30513, and 30514 of the Coastal Act, an LCP amendment that includes changes to the certified LUP 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 April 18, 2023. 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 LUP amendment request until April 18, 2024.

Unless the deadline is extended, Commission staff will need to complete the review and preparation of staff recommendations for the subject LUP amendment, possibly with suggested modifications, and the Commission will need to complete its action on the LUP amendment on the first day of the Commission's February 8-10, 2023 hearing. Due to the separate coastal development permit application associated with the amendment (i.e. the Ocean Avenue Mixed-Use Development Project), a time extension is necessary to allow

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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 LUP Amendment Request No. LCP-5-SNM-22-0041-1.

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 April 18, 2024 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 April 18, 2024).

Motion:

I move that the Commission extend the time limit to act on the City of Santa Monica Land Use Plan Amendment No. LCP-5-SNM-22-0041-1 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 LUP amendment, changing the deadline for Commission action from April 18, 2023 to April 18, 2024. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.