

CALIFORNIA COASTAL COMMISSION

South Coast District Office
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April 20, 2023

W12a

TO: Commissioners and Interested Persons

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

SUBJECT: Request to extend time limit for Commission action on City of Laguna Beach LCP Amendment Request No. LCP-5-LGB-23-0001-1 (Emergency Shelter; Ag Housing; R-3 permitting) for Commission Action at the May 10, 2023 meeting.

On February 27, 2023, the City of Laguna Beach Local Coastal Program (LCP) Amendment No. LCP-5-LGB-23-0001-1 was filed complete in the South Coast District office. The amendment would make changes to the Implementation Plan's Title 25/Zoning Code only. The proposed changes would: 1) add a new Emergency Shelter Overlay District by adding new Section 25.48.040 to Chapter 24.48 Laguna Canyon Annexation Area Specific Plan section; 2) allow agricultural employee housing by right as an accessory use to an approved commercial agricultural use by modifying Section 25.34.004, and add new Section 25.34.009 Agricultural employee housing standards, and modify Chapter 25.08 Definitions and Standards to add new relevant definitions and to modify the existing definition of "family"; and, 3) modify Chapter 25.14 R-3 Residential High Density to streamline the ministerial approval process in the R-3 Residential High Density zone for multi-family housing by allowing multi-family housing in the R-3 zone for lower income households as well as for multi-family housing generally (except those devoted to time share use) by right, rather than requiring a Conditional Use Permit. This is proposed by modifying Section 25.14.004 Uses permitted and Section 25.14.006 Uses permitted subject to a conditional use permit.

Pursuant to Section 30513 of the Coastal Act, the Commission must act on LCPAs that propose changes to the Implementation Plan only within 60 working days of filing. Based on the above-cited time limits, the proposed LCP amendment must be scheduled for review by the Commission by May 23, 2023, at the May 10 – 12, 2023 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.

Commission staff is requesting the time extension due to insufficient staff time to adequately review the amendment and prepare a recommendation. Given the scope of

work, the volume of workload, and staffing limits, the requested time will allow for Commission review and resolution of any issues or scheduling conflicts that may arise.

Staff recommends the Commission extend the 60-working-day time limit for one year. However, it is anticipated that the amendment request will be scheduled as workload priorities can be accommodated.

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 May 23, 2024).

Motion:

“I move that the Commission extend the time limit to act on the City of Laguna Beach Local Coastal Program Amendment No. LCP-5-LGB-23-0001-1 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 May 23, 2023 to May 23, 2024.