

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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W11a

DATE: October 16, 2025

TO: Commissioners and Interested Persons

FROM: Karl Schwing, Deputy Director
Mandy Revell, District Supervisor
Jeffrey Palm, Coastal Program Analyst

SUBJECT: Request to extend the 60-day time limit for Commission action on City of Laguna Beach Amendment Request LCP-5-LGB-25-0036-1, for Commission action at its November 5, 2025 hearing.

On July 18, 2025, the Commission's South Coast District office in Long Beach received the City's above-cited LCP amendment request. The subjects of the LCP amendment include a request to repeal and replace Chapter 25.17 (Accessory Dwelling Units and Junior Accessory Dwelling Units) of the certified Implementation Plan to comply with recent changes to state law. The proposed amendment was submitted for Coastal Commission action via City Council Ordinance No. 1715. On September 9, 2025, LCP Amendment Request No. LCP-5-LGB-25-0036-1 was deemed to be complete and in proper order for filing pursuant to the requirements of Coastal Act section 30510 and Section 13553 of Title 14 of the California Code of Regulations.

Pursuant to Coastal Act section 30513 and California Code of Regulations, Title 14, Section 13522, an IP amendment must be scheduled for a public hearing and the Commission must take action within 60 working days of receipt of a complete submittal. The 60th day for this IP amendment is December 5, 2025. In order to be heard within this allotted time period, the IP amendment would have had to be scheduled for the November 5-7, 2025, Commission meeting. This does not allow sufficient time for staff to analyze the complete submittal. Coastal Act section 30517 and Section 13535(c) of Title 14 of the California Code of Regulations allow the Commission to extend, for good cause, the 60-day time limit for up to one year. Commission staff is requesting this extension to allow additional time to evaluate the submittal and consult with the City of Laguna Beach. The full one-year extension to December 5, 2026, is requested because extensions are only considered once, and it is prudent to allow for the maximum amount of time in case of unexpected delays. A time extension is necessary to allow staff to conduct further analysis of the conformance of the proposed LCP amendment with Chapter 3 of the Coastal Act and to prepare an appropriate staff recommendation, including preparation of suggested modifications if appropriate, for the Commission.

STAFF RECOMMENDATION

Staff recommends the Commission vote YES to extend the deadline for Commission action on the LCP Amendment Request for one year (to December 5, 2026).

Motion:

“I move that the Commission extend the 60-day time limit to act on the City of Laguna Beach Local Coastal Program Amendment No. LCP-5-LGB-25-0036-1 for a period of one year.”

An affirmative vote of a majority of the Commissioners present is needed to pass the motion.