

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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# Th15a

**DATE:** August 18, 2022

**TO:** Commissioners and Interested Persons

**FROM:** Steve Hudson, Deputy Director  
Eric Stevens, District Supervisor  
Chloe Seifert, Staff Analyst

**SUBJECT:** Request to extend the time limit for Commission action on City of Venice LCP Amendment Request No. LCP-5-VEN-22-0038-1, for Commission Action at the September 8, 2022 hearing.

On July 8, 2022, the City of Los Angeles submitted a request to amend its certified Venice 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 LUP would be amended to establish a new subarea with modified development standards for 40 lots located between Pacific Avenue, Dell Avenue, North Venice Boulevard, and South Venice Boulevard in Venice. The proposed amendment will allow the parcels to be developed with the Venice Dell Community Project, a mixed-use, affordable housing development.

Pursuant to Section 30512 of the Coastal Act, an LUP amendment must be scheduled for a public hearing and the Commission must take action within 90 days of a complete submittal. The 90<sup>th</sup> day after the City's filing of the complete submittal is November 15, 2022. However, this deadline may be extended for good cause. Section 30517 of the Coastal Act and California Code of Regulations, Title 14, Section 13535(c) state that the Commission may extend any time limitation established by Chapter 6 of the Coastal Act, including Sections 30512, 30513 and 30514, for up to one year. Staff recommends that the Commission extend the 90-day time limit for review of the LCP amendment request until November 15, 2023.

Unless the deadline is extended, Commission staff will need to complete the review and preparation of staff recommendations for the subject LCP amendment, possibly with suggested modifications, and the Commission will need to complete its action on the LCP amendment on the first day of the Commission's November 2023 hearing. Due to the coastal development permit application and local action CDP appeal associated with the amendment (i.e. the Venice Dell Community Project), a time extension is necessary to allow staff to conduct comprehensive analysis of the proposed project and any potential

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Time Extension Request

impacts to coastal resources resulting from a change to development standards. Thus, staff recommends that the Commission extend the time limit for review of LCP Amendment Request No. LCP-5-VEN-22-0038-1.

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 November 15, 2023 as provided by the Coastal Act to allow for additional time in the review process and flexibility for coordination with the City of Los Angeles on potential modifications, establishing hearing schedules, and managing competing priorities.

## **PROCEDURE**

### **Motion:**

I move that the Commission extend the time limit to act on the City of Los Angeles Venice Land Use Plan Amendment No. LCP-5-VEN-22-0038-1 for one year.

## **STAFF RECOMMENDATION**

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