

CALIFORNIA COASTAL COMMISSION

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October 24, 2008

TO: Commissioners and Interested Parties

FROM: Peter Douglas, Executive Director
Charles Lester, Deputy Director
Ruby Pap, District Supervisor
Madeline Cavalieri, Coastal Program Analyst

SUBJECT: **Time Extension for Half Moon Bay Major Local Coastal Program
Amendment HMB-MAJ-1-08 (Callan Rezoning)**

Half Moon Bay has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to amend the Implementation Plan (IP) maps to rezone an approximately .8-acre site from the existing Single-Family Residential (R-1-B-2) to Single-Family Residential (R-1-B-1).

Coastal Act Section 30510 allows a proposed LCP amendment to be submitted if the submittal contains materials sufficient for a thorough and complete review. Once that requirement is satisfied and the amendment filed, the Coastal Act requires that the Commission act on an IP amendment within 60 days from the date the submittal is determined to be complete. If Commission action is not taken within the applicable time frame, then the amendment is deemed approved and certified by the Commission. (Sections 30510, 30512, 30513, and 30514)

LCP amendment HMB-MAJ-1-08 was filed as complete on September 15, 2008. This proposed LCP amendment is for the IP only, and thus a 60-day time limit for Commission action applies; the 60th day is November 14, 2008. Therefore, the amendment would have to be scheduled for action at the Commission's November 2008 meeting if it were to be acted upon within 60 days from the date the submittal is determined to be complete. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the 60-day time limit for a period not to exceed one year. A one-year extension would result in a new deadline for Commission action of November 14, 2009.

In this case, the amendment presents significant planning issues and Commission staff has not had sufficient time to analyze those issues. A later meeting date would allow adequate review and consultation with the City regarding any possible amendment modifications. Therefore, Staff recommends that the Commission extend the deadline for Commission action by one year.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the deadline for Commission action on this LCP amendment by one year.

Motion. I move that the Commission extend the 60-day time limit to act on Half Moon Bay Local Coastal Program Major Amendment Number HMB-MAJ-1-08 by a period of one year, from November 14, 2008 to November 14, 2009.

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