

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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January 16, 2009

TO: Commissioners and Interested Parties

FROM: Peter Douglas, Executive Director
Charles Lester, Deputy Director
Ruby Pap, District Supervisor

SUBJECT: **Time Extension for City of Pacifica Major Local Coastal Program
Amendment PAC-MAJ-1-08 (270 Rockaway)**

Summary of the Staff Recommendation:

The City of Pacifica has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to amend the Land Use Plan (LUP) by amending the Rockaway Beach Specific Plan Figure 7, Land Use Boundaries and Parking Locations, page 13 to allow office uses located entirely above the ground floor.

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 a combined LUP and IP amendment within 90 days from the date the submittal is determined to be complete (Sections 30510, 30512, 30513, and 30514).

LCP amendment PAC-MAJ-1-08 was filed as complete on December 5, 2008. The 90th day is March 5, 2009. Therefore, the amendment would have to be scheduled for action at the Commission's February 2009 meeting if it were to be acted upon within 90 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 90-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 March 5, 2010.

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.

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 90-day time limit to act on City of Pacifica Local Coastal Program Major Amendment Number PAC-MAJ-1-08 by a period of one year, from March 5, 2009 to March 5, 2010.

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