

## CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT  
45 FREMONT, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
VOICE AND TDD (415) 904-5260  
FAX (415) 904-5400

**Th10b**

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 Half Moon Bay Major Local Coastal Program  
Amendment HMB-MAJ-2-05 Parts A & B (Measure D)**

---

**Summary of the Staff Recommendation:**

Half Moon Bay has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to amend the Land Use Plan (LUP) and Implementation Plan (IP) to implement Measure D, a 1% per year residential growth limitation initiated by the citizens of Half Moon Bay in 1999.

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 HMB-MAJ-2-05 was filed as complete on December 12, 2008. The 90th day is March 12, 2009. Therefore, the amendment would have to be scheduled for action at the Commission's March 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 12, 2010.

In this case, the amendment had previously been scheduled for the Commission's review in December 2008 however the City requested additional time to discuss the staff recommendation. Commission staff's goal is to work out any remaining issues with the City and bring the LCPA to the Commission's March 2009 hearing. Extending the time period for review beyond the March 2009 Commission meeting would allow additional time for unforeseen circumstances and for adequate review and consultation with the City if it is needed. 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 Half Moon Bay Local Coastal Program Major Amendment Number HMB-MAJ-2-05 by a period of one year, from March 12, 2009 to March 12, 2010.

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