

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
45 FREMONT ST, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
VOICE (415) 904-5260  
FAX (415) 904-5400  
TDD (415) 597-5885

**Th6a**

Prepared May 27, 2011 for the June 16, 2011 meeting

TO: Commissioners and Interested Parties

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

SUBJECT: **Time Extension for Half Moon Bay Major Local Coastal Program  
Amendment HMB-MAJ-1-09**

Half Moon Bay has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to amend the zoning designations for various parcels within the City and to correct mapping errors that appeared on the 1996 certified Zoning Map. As part of the submittal package, the City also submitted a revised and reformatted Land Use Plan (LUP) map for the Commission's review. These efforts are part of an overall effort to convert the LUP and IP maps to GIS format.

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 LCP amendment within 90 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-1-09 was filed as complete on April 1, 2011. The 90th day is June 30, 2011. Therefore, the amendment would have to be scheduled for action at the Commission's June 2011 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 June 30, 2012.

In this case, the amendment presents significant planning issues and Commission staff has not had time to complete its review. A later meeting date would allow adequate review and consultation with the City regarding any possible amendment modifications. Staff expects to re-schedule the proposed amendment within the next few months, but recommends the Commission extend the deadline for Commission action by one year to account for any possible contingencies.

**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 90-day time limit to act on Half Moon Bay Local Coastal Program Major Amendment Number HMB-MAJ-1-09 by a period of one year, from June 30, 2011 to June 30, 2012.

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