

**CALIFORNIA COASTAL COMMISSION**

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# Th9a

December 18, 2014

TO: Commissioners and Interested Persons

FROM: Sherilyn Sarb, Deputy Director  
Karl Schwing, South Coast District Manager  
Meg Vaughn, Coastal Program Analyst

RE: **Request to extend the time limit for Commission action on City of Huntington Beach LCP Amendment Request No. 1-14 (LCP-5-HNB-14-0844-1 Sandover Zone Change). For Commission Action at its January 8, 2015 meeting in Santa Monica.**

On November 10, 2014, the City of Huntington Beach submitted a request to amend its certified Local Coastal Program (LCP), affecting the Implementation Plan (IP) only. The Executive Director determined that LCP Amendment Request No. 1-14 was in proper order and legally adequate to comply with the submittal requirements of the Coastal Act and the California Code of Regulations upon submittal. Therefore, LCP Amendment Request No. 1-14 has been deemed complete pursuant to the requirements of Section 30510 of the Coastal Act.

The amendment request was submitted for Coastal Commission action via City Council Resolution No. 2014-80, which requests Commission action on City of Huntington Beach Ordinance No. 4033. The amendment request proposes to change the zoning from Residential Agriculture – Coastal Zone Overlay (RQ-CZ) to Residential Low Density – Coastal Zone Overlay (RL-CZ) at an approximately 0.29 acre area located on the east side of Hampton Lane and west side of Bolsa Chica Street. The lots affected include portions of Lots D, E, and G of Tract 15374 near the southwest corner of the intersection of Bolsa Chica Street and Los Patos Avenue, in the City of Huntington Beach.

Pursuant to Sections 30512, 30513 and 30514 of the Coastal Act, an LCP amendment that includes changes to the IP portion of a certified LCP only must be scheduled for a public hearing and the Commission must take action within sixty days of a complete submittal. The sixtieth day after the City's filing of the complete submittal is January 9, 2015 (i.e., the last day of the Commission's January 2015 meeting). However, this deadline may be extended for good cause. Public Resources Code (PRC) Section 30517 allows the Commission to extend any time limitation established by Chapter 6 of Division 20 of the PRC, wherein lies Sections 30512 and 30514, for up to a year. Staff is recommending that the Commission extend the time limit for the review of the LCP amendment request.

The time extension is necessary to allow adequate time for Commission staff will need to complete its review and preparation of a staff recommendation. Issues raised by this LCP amendment request include questions regarding the history of the underlying subdivision, and why the zoning on these lots was not made consistent with their land use designation at the time of that subdivision, and whether the lots are currently being used for agriculture. Further questions include why the zoning on these lettered lots, which typically indicate non-buildable lots, is proposed to be converted to allow increased residential use. Other questions may arise as review of the submittal proceeds.

Staff is preliminarily planning to schedule this LCP amendment request at the next Commission meeting in Southern California (March 2015). However, the scheduling is dependent upon several workload factors and upon obtaining the information necessary to proceed. Thus, 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 as provided by the Coastal Act to allow for uncertainty in the review process and flexibility for coordination with the City of Huntington Beach on potential modifications, establishing hearing schedules, and managing competing priorities.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission extend the deadline for Commission action for one year (i.e., to January 9, 2016).

**MOTION:** *I move that the Commission extend the time limit to act on City of Huntington Beach Local Coastal Program Amendment No. 1-14 for a period of one year.*

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