

**CALIFORNIA COASTAL COMMISSION**

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May 19, 2005

**TO:** Commissioners and Interested Persons

**FROM:** DEBORAH LEE, DEPUTY DIRECTOR  
TERESA HENRY, SOUTH COAST DISTRICT MANAGER  
KARL SCHWING, ORANGE COUNTY AREA SUPERVISOR  
MEG VAUGHN, COASTAL PROGRAM ANALYST

**SUBJECT:** **Request to extend the sixty-day time limit for Commission action on City of Huntington Beach LCP Amendment Request No. 1-04 (for Commission Action at the June 7-10, 2005 meeting in San Pedro).**

On August 30, 2004, the City of Huntington Beach submitted a request to amend its certified Local Coastal Program (LCP), by replacing the currently certified Huntington Harbour Bay Club Specific with a revised and updated version. The proposed LCP amendment would modify the Huntington Harbour Bay Club Specific Plan by 1) reconfiguring the boundaries of the four lettered planning areas (A –D); 2) eliminating restaurant/banquet facilities and recreational uses as allowable uses within Planning Area B, and replacing those uses with residential uses instead; 3) adding development standards for the residential development use proposed in Planning Area B; and, 4) updating the overall format of the Specific Plan. Proposed LCP Amendment Request No. 1-05 was submitted for Commission certification by City Council Resolution No. 20042-19.

On April 18, 2005, upon receipt of requested additional information, the Executive Director determined that LCP Amendment Request No 1-04 was in proper order and legally adequate to comply with the submittal requirements of the Coastal Act and the California Code of Regulations. Therefore, LCP Amendment Request No. 1-04 is deemed complete pursuant to the requirements of Section 30510 of the Coastal Act.

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 must be scheduled for a public hearing and the Commission must take action within sixty days of a complete submittal; and for an LUP amendment the Commission must take action within ninety days of a complete submittal. The sixtieth day after the City's filing of the complete submittal is June 17, 2005, and the 90<sup>th</sup> day is July 17, 2005.

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, 30513 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 would allow for a thorough review of the City's proposed changes.

**STAFF RECOMMENDATION**

Staff recommends that the Commission extend the deadline for Commission action for one year.

**MOTION: I move that the Commission extend the time limit to act on the City of Huntington Beach Local Coastal Program Amendment No. 1-04 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.