

CALIFORNIA COASTAL COMMISSION

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August 23, 2006

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TO: Commissioners and Interested Persons

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

SUBJECT: Request to extend the ninety-day time limit for Commission action on City of Huntington Beach LCP Amendment Request No. 2-06 (Timeshares) (for Commission Action at the September 13 - 15, 2006 meeting in Eureka).

On July 3, 2006, the City of Huntington Beach submitted a request to amend its certified Local Coastal Program (LCP), affecting both the Land Use Plan (LUP) and Implementation Plan (IP). The proposed LUP amendment would allow timeshares in the Commercial Visitor district, including subareas 4C and 4D, and modify Policy 3.2.4 to add reference to the allowance of timeshares in the Commercial Visitor District and replace overnight accommodation language with hotels/motel and timeshares in the Commercial General land use category. The proposed IP amendment would modify the Downtown Specific Plan to allow timeshares and provide certain restrictions on the timeshares. Proposed LCP Amendment Request No. 2-06 was submitted for Commission certification by City Council Resolution No. 2005-20.

On July 3, 2006, the date of submittal, the Executive Director determined that LCP Amendment Request No 2-06 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. 2-06 is deemed complete pursuant to the requirements of the Coastal Act. See Cal. Pub. Res. Code (PRC) Section 30510.

Pursuant to PRC Sections 30512 and 30514, and California Code of Regulations, Title 14 section 13522, an LCP amendment that includes changes to the LUP portion of a certified LCP must be scheduled for a public hearing and the Commission must take action within ninety days of a complete submittal. The ninetieth day after the City's filing of the complete submittal is October 1, 2006. In order to be heard within this time frame, the LCP amendment would need to be scheduled for the Commission's September 13-15, 2006 meeting.

However, this deadline may be extended for good cause. PRC Section 30517 allows the Commission to extend any time limitation established by Chapter 6 of Division 20 of the PRC, wherein lie Sections 30512 and 30514, for up to a year. Staff is recommending that the Commission extend the ninety-day 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.

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Time Extension Request
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STAFF RECOMMENDATION

Staff recommends that the Commission extend the deadline for Commission action for one year (i.e. to October 1, 2007).

MOTION: I move that the Commission extend the ninety-day time limit to act on the City of Huntington Beach Local Coastal Program Amendment No. 2-06 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.