

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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TH 16a

December 21, 2006

TO: Commissioners and Interested Persons

FROM: CHARLES LESTER, SENIOR DEPUTY DIRECTOR
REBECCA K. ROTH, ACTING NORTH CENTRAL COAST DISTRICT MANAGER

SUBJECT: Request to extend the time limit for processing City of Half Moon Bay Local Coastal Program Major Amendment Number 1-02 (For Commission action at the January 10-12 meeting in Long Beach).

On October 11, 2006, the City of Half Moon Bay re-submitted a request to amend its certified Local Coastal Program (LCP), affecting the Land Use Plan (LUP) and Implementation Plan (IP). Coastal Act Section 30510 provides that a proposed LCP (or LCP amendment) submittal must contain materials sufficient for a thorough and complete review.

The submittal was deemed incomplete for additional information and the requested information was subsequently received on November 7, 2006. The City's amendment request proposes to revise the LCP to: (1) remove the Hilltop Mobile Home Park from the proposed land use plan and zoning changes, (2) provide a definition of "Senior Housing Facilities" and (3) to exempt certain facilities from specific development standards. The proposed LCP Amendment request was submitted for Commission certification by City Council Resolution Numbers C-04-2, C-41-02, and C-04-06.

The amendment request was filed on November 7, 2006, and the Executive Director determined that the LCP Amendment was in proper order and legally adequate to comply with the submittal requirements of the Coastal Act and the California Code of Regulations. Once that requirement is satisfied, the Coastal Act requires that the Commission act on an Implementation Plan (IP) amendment within 60 days, and a Land Use Plan (LUP) amendment within 90 days (Sections 30512, 30513, and 30514(b)). Where an amendment request contains both IP and LUP amendments, Section 30511(a) of the Coastal Act allows for a 90 day period within which the Commission must act. The 90th day falls on February 7, 2006. Coastal Act Section 30517 allows the Commission to extend, for good cause, the applicable time limit for a period not to exceed one year. In this case, the North Central Coast District has been faced with staffing shortages and is unable to complete the review and analysis of the amendment request within the 90 days.

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Staff is recommending that the Commission extend the 90-day time limit for review of the amendment request. The extension would allow for a thorough review of the City's proposed changes. City staff has been notified of this time extension request and has not objected to this request. A one-year extension would result in a new deadline for Commission action on the proposed amendment of November 7, 2007. Therefore, staff requests an extension of time not to exceed one year.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the 90 day time limit (as applicable) for a period not to exceed one year, i.e., November 7, 2007.

Motion:

I move that the Commission extend the 90 day time limits to act on City of Half Moon Bay Local Coastal Program Amendment Number 1-02 for a period not to exceed one year.

Staff Recommendation:

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