

CALIFORNIA COASTAL COMMISSION

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February 21, 2007

M E M O R A N D U M

TO: Commissioners & Interested Persons

FROM: South Coast District Staff

SUBJECT: Extension of Time Limit for City Council Action on Suggested Modifications to Huntington Beach LCP Amendment No. 2-06 ("Timeshares") for Commission Meeting of March 14-16, 2007

On October 12, 2006, the Commission approved with suggested modifications City of Huntington Beach LCP Amendment No. 2-06 which would modify the certified Land Use Plan (LUP) and Implementation Plan (IP) by newly allowing limited ownership overnight accommodations within LUP/IP (DTSP) Sub Areas 4C/District 7/Pacific City and 4D/District 9/Waterfront, subject to certain restrictions. There were 22 pages of suggested modifications.

Pursuant to Sections 13537 and 13542 of Title 14 of the California Code of Regulations (14 CCR), the Commission's certification with suggested modifications of Huntington Beach LCP Amendment No. 2-06 expires six months from the date of Commission action. This means that the Huntington Beach City Council action to adopt the suggested modifications must occur before April 10, 2007.

However, the deadline may be extended for good cause. Pursuant to 14 CCR Section 13535, the Commission may for good cause extend time limits established by Subchapter 2 of Chapter 8 of Division 5.5 for a period not to exceed one year, after consultation with the local government and by a majority vote of the Commissioners present. Sections 13537 and 13542, establishing the six month life of the suggested modifications, are within that subchapter.

Commission staff has consulted with the City of Huntington Beach (City), as required under 14 CCR Section 13535, and given the complexities of the subject LCP amendment and the action taken by the Commission at the October 12, 2006 hearing, additional time is necessary for the City to adopt the suggested modifications.

Therefore:

Summary of Staff Recommendation. Staff recommends the Commission extend the six-month time limit for a period of one year, i.e. to April 10, 2008.

MOTION:

I move that the Commission extend the six-month time limit for the City Council to adopt the suggested modifications to Huntington Beach LCP Amendment No. 2-06 for a period of one year.

STAFF RECOMMENDATION:

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