

CALIFORNIA COASTAL COMMISSION

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Th 7d

March 27, 2008

TO: Commissioners and Interested Persons

FROM: Sherilyn Sarb, Deputy Director, South Coast District (Orange County)
Teresa Henry, Manager, South Coast District
Karl Schwing, Supervisor, Regulation & Planning (Orange County)

SUBJECT: Request to extend the sixty-day time limit for Commission action on City of Huntington Beach LCP Amendment Request No. 1-07 (for Commission Action at the April 10, 2008 meeting in Santa Barbara).

On March 7, 2008, the Executive Director determined that LCP Amendment Request No 1-07 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. 1-07 is deemed complete pursuant to the requirements of Section 30510 of the Coastal Act. The City is requesting to amend its certified Local Coastal Program (LCP), affecting the Implementation Plan (IP). The proposed IP amendment would change the Zoning and Subdivision Ordinance to: address housing incentives/density bonuses for affordable housing; streamline permitting processes; create procedures to permit previously converted condo units; change tentative map procedures for certain apartment and stock cooperatives; change procedures for mobile home park conversions; establish measures to protect religious assembly uses; change noticing requirements for certain additions to interior property line fences and walls; allow large day care uses in residential districts; define and clarify vehicle storage and non-residential parking and loading; and correct and add text relative to bicycle parking, parking controls and privacy gates. Proposed LCP Amendment Request No. 1-07 was submitted for Commission certification by City Council Resolution No. 2007-21.

Pursuant to Sections 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. The sixtieth day after the City's filing of the complete submittal is May 6, 2008. In order to be heard within this time frame, the LCP amendment would need to be scheduled for the Commission's April 2008 meeting in Santa Barbara.

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 30513 and 30514, for up to a year. Staff is recommending that the Commission extend the sixty-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. City staff has been notified of this time extension request and has not objected to this request.

Therefore:

Summary of Staff Recommendation. Staff recommends that the Commission extend the 60-day time limit for a period of one year, i.e. to May 6, 2009.

MOTION:

"I move that the Commission extend the 60-day time limit to act on the City of Huntington Beach Local Coastal Program Amendment HNB-MAJ-1-07 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.