

## CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT  
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**Th 11b**

September 3, 2008

TO: Commissioners and Interested Parties

FROM: Peter Douglas, Executive Director  
Charles Lester, Deputy Director  
Ruby Pap, North Central Coast District Supervisor  
Madeline Cavalieri, North Central Coast District Program Analyst

SUBJECT: **Time Extension for Half Moon Bay Major Local Coastal Program Amendment HMB-MAJ-3-08 (Nurserymen's Exchange)**

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Half Moon Bay has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to amend the Land Use Plan (LUP) and Implementation Plan (IP) maps to rezone three parcels located at 1430 South Cabrillo Highway and 480 Wavecrest Road from A-1 (Exclusive Floriculture) to C-VS (Commercial Visitor Serving).

Coastal Act Section 30510 allows a proposed LCP amendment to be submitted if the submittal contains materials sufficient for a thorough and complete review. Once that requirement is satisfied and the amendment filed, the Coastal Act requires that the Commission act on an LUP amendment within 90 days from the date the submittal is determined to be complete. If Commission action is not taken within the applicable time frame, then the amendment is deemed approved and certified by the Commission. (Sections 30510, 30512, 30513, and 30514)

LCP amendment HMB-MAJ-3-08 was filed as complete on July 14, 2008. This proposed LCP amendment is for the LUP and IP, and thus a 90-day time limit for Commission action applies; the 90th day is October 12, 2008. Therefore, the amendment would have to be scheduled for action at the Commission's September 2008 meeting if it were to be acted upon within 90 days from the date the submittal is determined to be complete. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the 90-day time limit for a period not to exceed one year. A one-year extension would result in a new deadline for Commission action of October 12, 2009.

In this case, the amendment presents significant planning issues and Commission staff has not had sufficient time to analyze those issues. A later meeting date would allow adequate review and consultation with the County regarding any possible amendment modifications. Therefore, Staff recommends that the Commission extend the deadline for Commission action by one year.

**Summary of the Staff Recommendation**

Staff recommends that the Commission extend the deadline for Commission action on this LCP amendment by one year.

**Motion.** I move that the Commission extend the 90-day time limit to act on Half Moon Bay Local Coastal Program Major Amendment Number HMB-MAJ-3-08 by a period of one year, from October 12, 2008 to October 12, 2009.

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