

CALIFORNIA COASTAL COMMISSION

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November 17, 2011



W9a

TO: Commissioners and Interested Persons

FROM: Sherilyn Sarb, 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. 3-10 (The Ridge) (for Commission Action at the December 7-9, 2011 hearing in San Francisco).

On August 17, 2010, the City of Huntington Beach submitted a request to amend its certified Local Coastal Program (LCP), effecting both the Land Use Plan (LUP) and Implementation Plan (IP). The proposed Local Coastal Program Amendment request affects an approximately 5-acre parcel of land located at the southeast corner of the intersection of Bolsa Chica Street and Los Patos Avenue. The amendment request would change the land use designation at the site from Open Space – Parks (OSP) to Residential Low Density – 7 units per acre (RL-7). The proposed amendment would also change the zoning designation at the site from Residential Agriculture – Coastal Zone Overlay (RA – CZ) to Low Density - Coastal Zone Overlay (RL-CZ). In addition, the proposed LCPA amendment would make changes to the Implementation Plan (IP) portion of the certified IP's Zoning and Subdivision Ordinance Chapter 210.12 – PUD (Planned Unit Development) Standards and Provisions. The proposed amendment was submitted for Coastal Commission action via City Council Resolution No. 2010-48. Upon receipt of requested additional information, on September 23, 2011, the Executive Director determined that LCP Amendment request No. 3-10 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. 3-10 is deemed complete pursuant to the requirements of Section 30510 of the Coastal Act.

Pursuant to Sections 30512 and 30514 of the Coastal Act, 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 90th day after the City's filing of the complete submittal is December 22, 2011. In order to be heard within this time frame, the LCP amendment would need to be scheduled for the Commission's December 7-9, 2011 meeting. 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 30512 and 30514, for up to one 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.

STAFF RECOMMENDATION

Staff recommends that the Commission extend the deadline for Commission action for one year (i.e. to December 22, 2012).

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. 3-10 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.