

CALIFORNIA COASTAL COMMISSION

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November 17, 2011

TO: Commissioners and Interested Persons

W9bFROM: 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 Major LCP Amendment Request No. 1-11 (Sunset Beach Specific Plan) (for Commission Action at the December 7-9, 2011 hearing in San Francisco).

On August 29, 2011, 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 LUP amendment request would amend the City's Local Coastal Program (both the certified Land Use Plan (LUP) and the certified Implementation Plan (IP)) to incorporate the recently annexed Sunset Beach area, which is located entirely within the coastal zone. The LUP is proposed to be amended by establishing land use designations, adding the Sunset Beach area as a new subarea, and adding a new Mixed Use Overlay to the LUP. The IP is proposed to be amended by creating a new Sunset Beach Specific Plan and amending the zoning map to reflect the incorporation of Sunset Beach into the City with the new zone designation of Sunset Beach Specific Plan – Coastal Zone Overlay (SP17-cz). These changes are proposed via City Council Resolution Nos. 2010-74 and 2010-75 and Ordinance No. 3901. Upon receipt of requested additional information, on October 28, 2011, the Executive Director determined that LCP Amendment request No. 1-11 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. 1-11 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 January 27, 2012. In order to be heard within this time frame, the LCP amendment would need to be scheduled for the Commission's January 11-13, 2012 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 a 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 January 27, 2013).

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. 1-11 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.