

CALIFORNIA COASTAL COMMISSION

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Prepared April 25, 2013 (for May 09, 2013 Hearing)

To: Coastal Commissioners and Interested Persons

From: Madeline Cavalieri, District Manager
Mike Watson, Coastal Planner

Subject: Request to Extend the Time Limit to Acknowledge and Accept the Modifications Suggested by the Coastal Commission on City of Seaside Local Coastal Program Amendment Number 1-11 (LUP Update and IP Certification)

At the December 13, 2012 Coastal Commission meeting in San Francisco, the Commission denied, and then approved if modified by the Commission's suggested modifications, City of Seaside Local Coastal Program (LCP) Amendment Number 1-11 (LUP Update and IP Certification). This LCP amendment is intended to update the City's Local Coastal Program Land Use Plan and certify the City's Implementation Plan.

Pursuant to the Commission's regulations, the City has six months from the date of Commission action to accept the Commission's suggested modifications, in this case by June 13, 2013 (California Code of Regulations (CCR) Section 13537). If the City has not accepted the suggested modifications by that time, then the Commission's approval with suggested modifications expires at that time, and only the Commission's denial stands.

Coastal Act Section 30517 and CCR Section 13535(c) provide that the Commission may extend, for good cause, time limits related to LCPs for a period not to exceed one year. On April 15, 2013, the City requested a six-month extension of time to accept the modifications suggested by the Commission. A six-month extension would result in a new deadline for the City to accept the Commission's suggested modifications on the proposed amendment of December 13, 2013. Although staff believes that this matter will be resolved well before the new deadline, it is appropriate in this case to extend the deadline for six months as allowed by the Coastal Act and the Commission's regulations for suggested modifications. Therefore, staff recommends a six-month extension of time.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the expiration date of its approval with suggested modifications, and thus extend the six-month time limit that applies to the City's acceptance of the Commission's suggested modifications, for a period of six months. Staff recommends a **YES** vote on the motion below. Passage of the motion will result in a new deadline for City action on this proposed LCP amendment. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Motion. I move that the Commission extend the six-month time limit for the City of Seaside to accept the Commission's suggested modifications that apply to LCP Amendment 1-11 by a period of six months, to December 13, 2013.