

**CALIFORNIA COASTAL COMMISSION**

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October 18, 2018

**Th9a**

**TO:** Commissioners and Interested Persons

**FROM:** Karl Schwing, Deputy Director  
Charles Posner, Planning Supervisor  
Meg Vaughn, Staff Analyst

**SUBJECT:** Request to extend the time limit for Commission action on City of Huntington Beach LCP Amendment Request No. 1-18 (LCP-5-HNB-18-0046-1, Windward Specific Plan) (for Commission Action at the November 8, 2018 hearing in San Francisco).

On June 8, 2018, the City of Huntington Beach submitted a request to amend its certified Local Coastal Program (LCP). On August 31, 2018, the Executive Director determined that City of Huntington Beach LCP Amendment Request No. 1-18 was in proper order and legally adequate to comply with the submittal requirements of the Coastal Act and the California Code of Regulations. Therefore, Huntington Beach LCP Amendment Request No. 1-18 has been deemed complete pursuant to the requirements of Section 30510 of the Coastal Act. The proposed amendment was submitted for Coastal Commission action via City Council Resolution No. 2017-18, requesting action on Local Coastal Program Amendment No. 16-002, Zoning Text Amendment No. 16-004, and Zoning Map Amendment No. 16-003.

The amendment request proposes to change both the Land Use Plan (LUP) and Implementation Plan (IP) portions of the certified Local Coastal Program. The changes proposed would affect the approximately five acre property located at the southeast corner of the intersection of Bolsa Chica Street and Los Patos Drive. The land use designation on the western approximately 2.5 acres is proposed to be changed from Open Space-Parks OS-P to Residential Medium Density RM-15 and the zoning at the entire site from Residential Agriculture-Coastal Zone Overlay (RA-CZ) to Specific Plan-Coastal Zone Overlay (SP-CZ). The amendment also proposes changes to the LUP/Coastal Element to: add new figure *Extract of Figure C-6*, add new *Figure C-6b*, and, modify existing Table C-2 (*Community District and Subarea Schedule*) by adding two new Subareas: 4L Sunset Beach and 4M Windward; and modify existing *Figure C-10* by adding new Subarea M to that map. In addition, the proposed amendment would add a new specific plan to the IP (*Windward Specific Plan SP-16*). These changes are reflected in Exhibits to Resolution No. 2017-18: *Exhibit B Amendment Land Use Plan (Extract of Figure C-6 of the Coastal Element)*; *Exhibit C Amended Local Coastal Program Text and Figures (in addition to Exhibit B)*, *Exhibit D Zoning Text Amendment No. 16-004*; and *Exhibit E Zoning Map Amendment No. 16-003*. The proposed amendment is a major amendment and affects both the Land Use Plan portion and the Implementation Plan portion of the certified LCP.

Pursuant to Sections 30512, 30513 and 30514 of the Coastal Act, an LCP amendment that includes changes to both the LUP and IP portion of a certified LCP must be scheduled for a public hearing within ninety days of a complete submittal. The ninetieth day after the City's filing of the complete submittal is November 29, 2018 (prior to the December 12-14, 2018 Commission hearing). However, this deadline may be extended for good cause. Section 30517 of the Coastal

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Act allows the Commission to extend any time limitation established by Chapter 6 of the Coastal Act, including Sections 30512 and 30514, for up to a year. Staff is recommending that the Commission extend the time limit for the review of this LCP amendment request until November 29, 2019.

Unless the deadline is extended, Commission staff will need to complete its review and preparation of a staff recommendation and, possibly, suggested modifications and the Commission will need to complete its action on the LCP amendment at the current Commission hearing (November 7-9, 2018). A time extension is necessary to allow staff to conduct further analysis of the conformance of the proposed LCP amendment with the Coastal Act and the provisions of the certified LUP and to prepare an appropriate staff recommendation, including preparation of suggested modifications if appropriate, for the Commission. In this case, the City has indicated the preference for the item to be heard at the local, southern California hearing in Newport Beach in December 2018. Thus, staff is recommending that the Commission extend the time limit for review of LCP amendment request LCPA 1-18.

Although staff believes this matter will be brought to a hearing in the near-term, staff recommends that the Commission extend the deadline for a full year until November 29, 2019 as provided by the Coastal Act to allow for additional time in the review process and flexibility for coordination with the City of Huntington Beach on potential modifications, establishing hearing schedules, and managing competing priorities.

**STAFF RECOMMENDATION**

Staff recommends that the Commission extend the deadline for Commission action on the LCP Amendment Request for one year (to November 29, 2019).

**MOTION: I move that the Commission extend the time limit to act on City of Huntington Beach Local Coastal Program Amendment Request No. 1-18 for a period of one year.**

An affirmative vote of a majority of the Commissioners present is needed to pass the motion.