

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV



F8a

Prepared November 24, 2021 for December 17, 2021 Hearing

To: Commissioners and Interested Persons

From: Stephanie Rexing, North Central Coast District Manager
Sylvia Targ, North Central Coast Coastal Planner

**Subject: Extension of Time Limit for Commission Action on City of Half Moon Bay
Local Coastal Program Amendment No. LCP-2-HMB-21-0068-1
(Accessory Dwelling Units)**

The City of Half Moon Bay has submitted the above-referenced LCP amendment request to amend the LCP Implementation Plan (IP) to modify existing Accessory Dwelling Unit (ADU) provisions. The proposed amendment serves to comply with changes in state housing law and includes the following: allowances for ADUs and Junior ADUs (JADU) in certain zoning districts; specifies the maximum numbers of ADUs and JADUs allowed per parcel; streamlines ADU/JADU review and permit processing; provides ADU development standards (e.g., for requirements related to setbacks, parking, JADUs, owner occupancy, etc.); etc.

Coastal Act Section 30510 requires proposed LCP amendment submittals to contain materials sufficient for a thorough and complete review. Once that requirement is satisfied and an amendment request is deemed submitted (or "filed"), the Coastal Act requires the Commission to act on Implementation Plan (IP) amendments within 60 working days, and on Land Use Plan (LUP) amendments and combined LUP/IP amendments within 90 working days. If Commission action is not taken within the applicable timeframe, then the amendment is deemed approved and certified by the Commission.

The subject LCP amendment was filed as complete on September 28, 2021 and includes IP changes only, thus the 60-working-day requirement applies; the 60th working day is December 24, 2021. Therefore, this amendment would have to be scheduled for action by the Commission's December 2021 hearing if it were to be decided within the applicable timeframe. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the time limit for Commission action for a period not to exceed one year.

Although Commission staff has been working with City staff to address concerns with regard to potential impacts on coastal resources through implementation of the ADU/JADU provisions in the City's coastal zone, the two staffs have not yet completed

that consultation. Therefore, staff recommends extending the deadline for Commission action, where a one-year extension would result in a new deadline for Commission action of December 24, 2022.

Although staff believes that this matter will be brought to hearing before such new deadline, it has generally been the Commission's practice to extend such deadlines for a full year as provided by the Coastal Act to allow for flexibility in hearing scheduling (including to accommodate any requested or otherwise necessary postponements, continuances, etc.) and in terms of allotting scarce staff resources. Therefore, staff recommends that the Commission extend the deadline for Commission action on this proposed LCP amendment by one year.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the deadline for Commission action on the proposed amendment by one year. Staff recommends a **YES** vote on the motion below. Passage of the motion will result in a new deadline for Commission action on the 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 time limit to act on City of Half Moon Bay Local Coastal Program Amendment Number LCP-2-HMB-21-0068-1 to December 24, 2022, and I recommend a **yes** vote.*