

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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F15a

Prepared December 1, 2022 for December 16, 2022 Hearing

To: Commissioners and Interested Persons

From: Stephanie Rexing, North Central Coast District Manager
Oceane Ringuette, Coastal Planner

Subject: Extension of Time Limit for Commission Action on City of Pacifica Local Coastal Program Amendment Number LCP-2-PAC-20-0036-1 (City of Pacifica LUP Update)

The City of Pacifica is proposing a complete update of its Local Coastal Program (LCP) Land Use Plan (LUP). The City's proposed LUP update is a complete overhaul that would replace the existing LUP, which was originally approved by the Commission in 1980. This comprehensive update proposes updated provisions to reflect new information and approaches to coastal resource issues, as well as to reflect the emergence of new City priorities.

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 August 12, 2022 and includes LUP changes only, thus the 90-working-day requirement applies; the 90th working day is December 22, 2022. Therefore, this amendment would have to be scheduled for action by the Commission's December 2022 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.

In this case, the proposed amendment is not a simple matter, rather it is essentially a brand new LUP. Importantly, it also includes significant new direction and provisions for addressing coastal hazards, which is a major issue for the City. Due to the volume and sensitivity of the materials, staff believes that additional time is both necessary and warranted to allow for a thorough review, as well to allow time to develop and discuss

potential modifications with the City before bringing the matter to the Commission for final action. 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 22, 2023.

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 Pacifica Local Coastal Program Amendment Number LCP-2-PAC-20-0036-1 to December 22, 2023, and I recommend a **yes** vote.*