

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT  
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**December 28, 2023**

City and County of San Francisco  
Planning Department  
Attn: Gabriela Pantoja, Senior Planner  
49 South Van Ness Avenue, Suite #1400  
San Francisco, CA 94103

Subject: **LCP-2-SNF-23-0061 - LCP Amendment (LCPA) for San Francisco's Implementation Plan.**

Dear Ms. Pantoja,

Thank you for the materials submitted regarding the above-referenced LCP Amendment (LCPA) application for the City's update to its Implementation Plan portion of its certified Local Coastal Program. We received the hard copy of the application at the Coastal Commission's North Central Coast District Office on December 14, 2023. Please note that this amendment has been given the Commission tracking number of LCP-2-SNF-23-0061.

The Coastal Act and the Commission's regulations require that proposed LCP amendments packages include "materials sufficient for a thorough and complete review" (Coastal Act Section 30510(b), California Code of Regulations (CCR) Sections 13519, 13520, 13552 and 13553) before an amendment submittal can be deemed submitted (also referred to as filed). Commission staff have reviewed the materials submitted to date and have determined that we need additional information to adequately analyze the proposed project for Coastal Act conformance. To this end, we are unable to file this application as complete until the following has been submitted:

1. **Table of Contents.** For the table of contents on page 3 of the PDF submittal, please provide page numbers corresponding to each major component of the submittal.
2. **Clarification for the Implementation Plan (IP).** On page 2 of the PDF submittal, it states: "Please note no redline is available against the existing Implementation Program as this is all new proposed text." Can you please clarify if this is because the proposed LCPA would be a new chapter altogether?
3. **Impacts on Coastal Resources.** In accordance with Chapter 6 of the Coastal Act, please provide an analysis of the proposed amendment's potential for impacts on coastal resources and public access to the coast. Specifically relevant to this proposal is an analysis of the potential impacts regarding public

access, visual resources and impacts to public views, and environmentally sensitive habitat areas.

We will hold your application for six months from today's date (i.e., until June 28, 2024) pending receipt of these materials. This submittal deadline may be extended for good cause if such request is made prior to June 28, 2024. After all the above-listed materials have been received, your application will again be reviewed and will be filed if all is in order (Government Code Section 65943(a)). Please submit all the requested materials at the same time, and please submit all materials both in hard copy and electronically. Please note that there may be additional materials necessary for filing purposes depending upon the nature of the information provided pursuant to the above-listed materials. If all the above-listed materials are not received within six months, LCP Amendment number LCP-2-SNF-23-0061 will be considered withdrawn. If you have any questions regarding your application, please feel free to contact me at [Luke.henningsen@coastal.ca.gov](mailto:Luke.henningsen@coastal.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "L. Henningsen".

Luke Henningsen  
Coastal Planner, North Central Coast District  
California Coastal Commission