

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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March 20, 2009

TO: Commissioners and Interested Parties

FROM: Peter Douglas, Executive Director
Charles Lester, Deputy Director
Ruby Pap, District Supervisor

SUBJECT: **Time Extension for San Mateo County Major Local Coastal Program Amendment SMC-MAJ-1-07 (Midcoast Update)**

Summary of the Staff Recommendation:

San Mateo County has submitted the above-referenced Local Coastal Program (LCP) amendment update San Mateo County's land use plan (LUP) and implementation plan (IP) for the Urban Midcoast area.

Coastal Act Section 30510 allows a proposed LCP amendment to be submitted if the submittal contains materials sufficient for a thorough and complete review. Once that requirement is satisfied and the amendment filed, the Coastal Act requires that the Commission act on a combined LUP and IP amendment within 90 days from the date the submittal is determined to be complete (Sections 30510, 30512, 30513, and 30514).

LCP amendment SMC-MAJ-1-07 was filed as complete on February 27, 2009, in conjunction with the completion of the LCPA staff report for the March 12, 2009 hearing. The 90th day after February 27, 2009 is May 28, 2009. Therefore, the amendment would have to be scheduled for action at the Commission's May 2009 meeting if it were to be acted upon within 90 days from the date the submittal is determined to be complete. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the 90-day time limit for a period not to exceed one year. A one-year extension would result in a new deadline for Commission action of May 28, 2010.

Although the amendment had previously been scheduled for the Commission's review in March 2009, the County requested additional time to discuss the staff recommendation. Commission staff's goal is to work out any remaining issues with the County and bring the LCPA to a hearing at a hearing location close to San Mateo County. Extending the time period for review beyond the May 2009 Commission meeting would allow additional time for adequate review and consultation with the County if it is needed. Therefore, Staff recommends that the Commission extend the deadline for Commission action by one year.

Staff Recommendation:

Staff recommends that the Commission extend the deadline for Commission action on this LCP amendment by one year.

Motion. I move that the Commission extend the 90-day time limit to act on San Mateo County Local Coastal Program Major Amendment Number SMC-MAJ-1-07 by a period of one year, from May 28, 2009 to May 28, 2010.

Staff Recommendation. Staff recommends a **YES** vote. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.