

## CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT  
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# W11a



May 29, 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-1-04-A (Midcoast Design Manual) for consideration at the Commission's June 10, 2009 meeting.**

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### Summary of the Staff Recommendation:

San Mateo County has submitted the above-referenced Local Coastal Program (LCP) amendment to San Mateo County's land use plan (LUP) and implementation plan (IP) establishing new standards for single-family and duplex development in the 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-1-04-A was filed as complete on April 7, 2009. The 90th day after April 7, 2009 is July 6, 2009. Therefore, the amendment would have to be scheduled for action at the Commission's June 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 July 6, 2010.

In this case, the amendment presents significant planning issues and Commission staff has not had sufficient time to analyze those issues. A later meeting date would allow adequate review and consultation with the County regarding any possible amendment modifications. 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-1-04-A by a period of one year, from July 6, 2009 to July 6, 2010.

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