

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

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DATE: 19 January 1996

TO: Coastal Commissioners and Interested Parties

FROM: Peter Douglas, Executive Director
Tom Crandall, Deputy Director
Steven F. Scholl, District Director
Jo Ginsberg, Coastal Planner

SUBJECT: **Mendocino County LCP Amendment No. 1-95: Time Extension** (For Commission consideration at the meeting of February 7, 1996)

On November 28, 1995 the County of Mendocino transmitted LCP Amendment No. 1-95, consisting of six parts. On December 6, 1995, the Executive Director determined that the County's LCP Amendment was in proper order and legally adequate to comply with the requirements of Section 30510(b) of the California Coastal Act.

The proposed amendment would make the following changes to the certified Mendocino County Local Coastal Program:

1. GP 29-88/R-22-91, Taylor - reclassify LUP and rezone a 2.16-acre parcel located north of Fort Bragg and south of Cleone from Rural Residential-5 acre minimum [Rural Residential-2 acre minimum conditional with proof of water] to Rural Residential-5 [Rural Residential-2] *1C to allow a conditional 10-unit inn or 4-unit B&B;
2. GP 12-89/R 24-91, Creasey, et al - reclassify LUP and rezone 70.14 acres south of Albion from Remote Residential-20 acre minimum to Rural Residential-10 acre minimum;
3. GP 5-89/R 1-95, Peirce/Comer - reclassify LUP and rezone 96 acres south of Fort Bragg from Forest Land-160 acre minimum to Rural Residential-5 acre minimum: Planned Development;
4. GP 4-90/R 21-91, Fearey/Wilson - reclassify LUP and rezone 7.5 acres south of Little River from Remote Residential-20 acre minimum, 10-unit inn and accessory uses to Remote Residential-20, conditional 20-unit inn, motel, or hotel and accessory uses;

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5. GP 5-90/R 30-91, Wells/Taylor - correct the Coastal Plan LUP Map to transfer the Albion River Inn Visitor Serving Facility (VSF) designation (*2) to the correct parcel; and
6. GP 14-95/R 16-95, Kruzic - reclassify LUP and rezone 2.1 acres located south of Fort Bragg from Rural Residential-5 acre minimum [Rural Residential-1 acre minimum conditional with proof of water] to Rural Residential-5 [Rural Residential-2] to facilitate a boundary line adjustment with an adjoining two-acre parcel to the east owned by applicant.

Pursuant to Sections 30512 and 30514 of the California Coastal Act, LCP Amendment No. 1-95 must be scheduled for public hearing and the Commission must take action within 90 days after receipt of a complete transmittal. The 90th day after receipt of a complete transmittal is February 26, 1996. Therefore, the LCP Amendment would need to be scheduled for Commission review at the February 7, 1996 hearing.

However, the County of Mendocino has also recently submitted another LCP amendment, LCP Amendment No. 2-95, which consists of three parts and raises similar issues to those raised by the six components of LCP Amendment No. 1-95 (principally, proposed density increases). This second amendment request will not be ready for Commission consideration before the March 1996 Commission meeting, after the February 26, 1996 deadline for Commission action on LCP Amendment No. 1-95. Because of the similarity of issues between the County's two amendments, Commission staff believes it would be a more efficient use of the Commission's time to review these two amendment requests at the same hearing. Scheduling both for review at the same meeting would also reduce travel expenses for County staff needing to represent the County at the hearings.

Coastal Act Section 30517 and Section 13535(c) of the California Code of Regulations states that the Commission may extend for good cause the 90-day time limit for a period not to exceed one year. Staff recommends that the Commission vote to extend the 90-day time limit for LCP Amendment No. 1-95 for a period not to exceed one year.

Staff Recommendation

Staff recommends that the Commission vote to extend the deadline for Commission action for up to a year.

MOTION:

I move that the Commission extend the 90-day time limit to act on the County of Mendocino Local Coastal Program Amendment No. 1-95 for a period not to exceed one year.

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