

2/22/96

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE

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HEARING IMPAIRED: (415) 904-5200

Th 9b



February 15, 1996

MEMORANDUM

TO: Coastal Commissioners and Interested Parties

FROM: Tami Grove, District Director
Steven Guiney, Coastal Planner

SUBJECT: Coastal Commission meeting of March 14, 1996

Request to extend the 90 day time limit for City of Morro Bay LCP
Amendment No. 3-95

On November 15, 1995, Central Coast District Staff received Local Coastal Program Amendment request No. 3-95 from the City of Morro Bay regarding revising the Implementation Plan (zoning ordinance and zoning maps) and the Land Use Plan maps. This item was filed on December 28, 1995.

Coastal Act sections 30513 and 30514(b) require that the Commission act on an Implementation Plan amendment within 60 days after the submittal has been deemed to be in proper order for filing. Coastal Act sections 30512 and 30514(b) require that the Commission act on a Land Use Plan amendment within 90 days after filing. Where an amendment request contains both Implementation Plan and Land Use Plan amendments, section 30511(a) of the Coastal Act allows for a 90 day period within which the Commission must act. This amendment request, which contains both Implementation Plan and Land Use Plan amendments, would thus have to be scheduled for hearing at the current March 1996 Commission meeting.

Section 30517 of the Coastal Act allows the Commission to extend, for good cause, the 90 day time limit for a period not to exceed one year. After filing and preliminary review of the documents and the City's response to staff's questions in the filing letter, it has become apparent that additional time will be needed to fully analyse the proposed revisions. Staff is therefore requesting an extension of time not to exceed one year in order to adequately analyse the proposed revisions.

Summary of the Staff Recommendation:

Staff recommends that the Commission extend the 90 day time limit for a period not to exceed one year.

MOTION:

I move that the Commission extend the 90 day time limit to act on the City of Morro Bay's Local Coastal Program Amendment No. 3-95 for a period not to exceed one year.

STAFF RECOMMENDATION:

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