

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
 725 FRONT STREET, SUITE 300
 SANTA CRUZ, CA 95060
 427-4863
 HEARING IMPAIRED: (415) 904-6200

Th 19d



January 6, 1997

MEMORANDUM

TO: Coastal Commissioners and Interested Parties

FROM: Tami Grove, Deputy Director
Joy Chase, Coastal Planner IIDJK
1/14/97

SUBJECT: Request to Extend the 60 Day Time Limit for Processing City of Morro Bay LCP Amendment 2-96, Commission Hearing February 4-7, Carmel Mission Inn, 3665 Rio Road, Carmel, 408-624-1841

On December 2, 1996, Central Coast District staff received Local Coastal Program Amendment request No. 2-96 from the City of Morro Bay proposing various revisions and additions to the Implementation Plan (Zoning Ordinance) regarding the Waterfront Master Plan Design Guidelines. The amendment submittal was reviewed, found complete and filed on December 20, 1996.

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. This amendment request would thus have to be scheduled for hearing at the February 1997 Commission meeting.

Section 30517 of the Coastal Act allows the Commission to extend, for good cause, the 60 day time limit for a period not to exceed one year. Due to staffing constraints and the need to undertake a field review to assess the potential visual impacts of the proposed amendment, staff is requesting an extension of time to not exceed one year in order to adequately analyze the proposed amendment request. At Commission staff request, the City of Morro Bay has agreed to an extension to the March hearing (letter attached).

Summary of the Staff Recommendation

Staff recommends that the Commission extend the 60 day time limit for a period not to exceed one year.

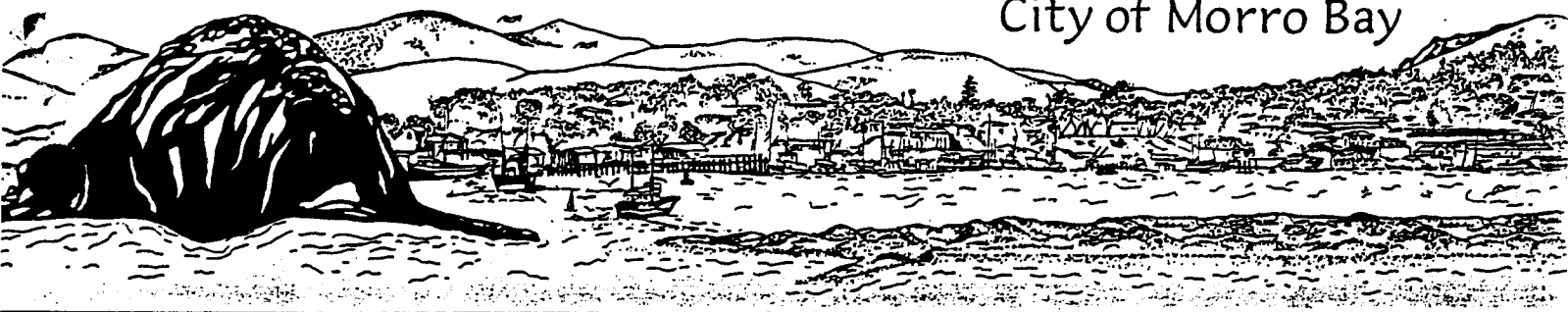
MOTION:

I move that the Commission extend the 60 day time limit to act on the City of Morro Bay Local Coastal Program Amendment No. 2-96 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.

City of Morro Bay



PLANNING & BUILDING DEPARTMENT • 595 HARBOR STREET, MORRO BAY, CALIFORNIA 93442 • 805-772-6210

December 24, 1996

Joy Chase, Senior Coastal Analyst
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060

RECEIVED
DEC 30 1996

CALIFORNIA
COASTAL COMMISSION

SUBJECT: Implementation of the Waterfront Design Guidelines by Adoption of Ord. 452
Amendment to Chapter 17 of the Zoning Ordinance (City Case No. ZOA 01-96)

Dear Ms. Chase:

Thank you for your phone call last Friday (12-20-96). Please accept this letter as confirmation of the City's request for a waiver of the 60 day time period for placing this matter before the Coastal Commission.

It is my understanding that this amendment will be scheduled for the March hearing in Carmel. I look forward to receiving your staff report and recommendation. If I can answer any questions or clarify anything further, please call me.

Again, thank you for your assistance and Happy Holidays!

Sincerely,


SHAUNA NAUMAN,
Interim Director

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SANTA CRUZ, CA 95060
(408) 427-4863
HEARING IMPAIRED: (415) 904-5200



December 20, 1996

Shauna Nauman, Interim Director
Planning and Building Department
595 Harbor Street
Morro Bay, CA 93442

Subject: City of Morro Bay Local Coastal Implementation Zoning Ordinance Amendment #2-96; Waterfront Design Guidelines

Dear Ms. Nauman:

The City of Morro Bay's submittal to amend Chapter 17.36.040 P-D regulations to allow for implementation of the Waterfront Master Plan Design Guidelines was received by the Commission on December 2, 1996. It has been reviewed, found complete, and filed as #2-96 on December 20, 1996.

Pursuant to our telephone conversation today, we will tentatively schedule the amendment for the Commission's hearing in March in Carmel. Thank you in advance for your request for a waiver of the 60 day time period.

Thank you for your cooperation. If you have any questions or comments, please call.

Sincerely,

DIANE LANDRY
LCP Coordinator

A handwritten signature in cursive script, appearing to read "Joy Chase".

JOY CHASE
Senior Coastal Analyst