

## CALIFORNIA COASTAL COMMISSION

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DATE: 20 May 1997

TO: Coastal Commissioners and Interested Parties

FROM: Steven F. Scholl, Deputy Director  
Robert Merrill, North Coast District Manager  
Jack Liebster

SUBJECT: **COUNTY OF SAN MATEO LCP AMENDMENT NO. 1-97-C** Time Extension (For public hearing and Commission action at the June 13, 1997 meeting in San Rafael)

### Amendment Description

On September 18, 1996 the Commission received a set of amendments transmitted by the County of San Mateo. These amendments, County LCP Amendment No. 1-97-C, were derived from a voter initiative petition that ultimately did not get placed on an election ballot entitled the Coastside Protection Initiative of 1994. The amendments comprised one part of a proposed three-part amendment.

The other parts of the proposed amendment consisted of Part A (Large Family Day Care Home permits) and Part B (Coastside Farm Labor Housing Project). Both Parts A and B were certified by the Commission at its May 16, 1997 meeting. On April 11, 1997, the Executive Director determined that the County's complete three-part 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 amendments comprising LCP Amendment 1-97-C would:

- (1) Amend LCP policy 1.5 to clarify the density of rural designated land in the urban mid-coast;
- (2) Discourage second dwelling units on residential parcels less than 5,000 sq.ft. in the urban mid-coast and
- (3) Enact LCP policy 1.6 to limit building size on such parcels;
- (4) Amend LCP policy 1.8 to change the permitted level of non-agricultural development in the rural coastal zone;
- (5) Amend LCP policy 5.11 to add an agriculturally protective requirement before granting a density bonus for combining contiguous parcels in agricultural areas of the rural coastal zone;
- (6) Amend policy 5.22 to limit the number of shared wells permitted;
- (7) Amend LCP policy 8.5 to direct new development to the site least visible from scenic roads in the rural coastal zone;
- (8) Amend LCP policy 8.7 to limit siting and height (to 18 feet) for ridgeline development in the rural coastal zone;

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## Extension Request

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- (9) Enact LCP policy 8.14 to reduce the height limit in select commercial recreation areas, and increase shoreline view protection regulations in the urban mid-coast;
- (10) Amend LCP policies 8.17 and 8.18 to strengthen landform alteration and development design regulations in the rural coastal zone;
- (11) Amend LCP policy 9.18 to strengthen steep slope development regulations in the rural coastal zone;
- (12) Amend LCP policy 11.15 to clarify the permitted level of visitor-serving development; and
- (13) Provide for an exemption ("grandfather clause") from these changes for certain undeveloped projects; and make corresponding changes in the applicable zoning ordinances.

Pursuant to Sections 30512 and 30514 of the California Coastal Act, LCP Amendment No. 1-97-C 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 July 10, 1997. Therefore, the LCP Amendment would need to be scheduled for Commission review at or prior to the Commission's July 10, 1997 hearing.

Commission staff had sought to accommodate the County's request for a June hearing. However, work on three recently completed sets of San Mateo County LCP amendments, including LCP Amendment No. 1-96 (Devil's Slide), LCP Amendment No. 1-97-A (Large Family Day Care Home permits) and LCP Amendment No. 1-97-B (Farm Labor Housing), in addition to particularly involved appeal work, has demanded much of the available staff time over the past several months. In addition, LCP Amendment No. 1-97-C is itself very complex, and has required extensive analysis.

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 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 San Mateo Local Coastal Program Amendment No. 1-97-C 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.