

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

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DATE: 22 August 1997

TO: Coastal Commissioners and Interested Parties

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

SUBJECT: **CITY OF EUREKA LCP AMENDMENT NO. 1-97 (Plan Update)** Time Extension (For public hearing and Commission action at the September 10, 1997 meeting in Eureka)

Amendment Description

On June 20, 1997 the Commission received an amendment transmitted by the City of Eureka. 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.

As submitted, Eureka LCP Amendment No. 1-97 (Plan Update) would:

amend the certified Land Use Plan to (1) update the Land Use Plan and integrate the LUP into the City's General Plan, and (2) redesignate an approximately 20 square block area between 3rd St. & the railroad line and A St. and I St. from "ML" (Limited Industrial and "CW" (Waterfront Commercial) to "C-RC" (Core Retail Commercial) and "C-RO" (Core Retail Office).

Pursuant to Sections 30512 and 30514 of the California Coastal Act, LCP Amendment No. 1-97 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 September 18, 1997. Therefore, the LCP Amendment would need to be scheduled for Commission review at or prior to the Commission's September 9-11, 1997 hearing.

However, the principal portion of LCP Amendment No. 1-97 involves updating the LUP and integrating the previously separate Land Use Plan into the General Plan. Thus, the new general plan must be compared and analyzed against the entire existing certified LUP to ensure consistency of the Land Use Plan in its proposed form with the Coastal Act. This analysis has demanded more staff time than has been available over the past few months and could not be completed in time for the staff to prepare a recommendation on the merits of the LCP amendment at the September Commission meeting.

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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 City of Eureka Local Coastal Program Amendment No. 1-97 (Plan Update) 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.