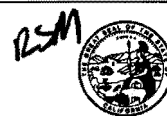


CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

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Date: 20 November 1998

TO: Coastal Commissioners and Interested Parties

FROM: Steven F. Scholl, Deputy Director
Robert Merrill, North Coast District Manager
Jo Ginsberg, Coastal Planner

SUBJECT: **COUNTY OF MENDOCINO LCP AMENDMENT NO. 2-98 (Major: Gualala Town Plan)** Time Extension (For public hearing and Commission action at the December 9, 1998 meeting in San Francisco)

Amendment Description

On September 28, 1998 the Commission received an amendment transmitted by the County of Mendocino. The Executive Director determined that the County's LCP amendment submittal was in proper order and legally adequate to comply with the requirements of Section 30510(b) of the California Coastal Act.

As submitted, Mendocino County's LCP Amendment No. 2-98 (Major: Gualala Town Plan) would establish a Gualala Town Plan (GTP) consisting of: (1) proposed revisions to the text and land use maps of the Coastal Element of the County's General Plan (LUP) providing specific goals and policies intended to guide development in the GTP planning area approximately 30 years into the future; (2) an associated change to the zoning maps; and (3) an ordinance amendment providing revisions as necessary to maintain consistency with the proposed general plan and zone changes, as well as to incorporate four newly-created zoning districts and a provision for development of a limited number of second residential units in the GTP planning area.

Pursuant to Section 30512 of the California Coastal Act, LCP Amendment No. 2-98 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 the complete transmittal is December 27, 1998. Therefore, the LCP Amendment would need to be scheduled for Commission review at or prior to the Commission's December 8-10, 1998 hearing.

Mendocino County LCP Amendment No. 2-98 involves adoption of an entire new plan document (66 pages), revisions to the text and land use maps of the existing LUP, changes to the zoning maps, and a 57-page ordinance amendment. Analysis of the proposed amendment has demanded more staff time than has been available over the past two months, largely because of the size and complexity of the submittal and the need for a thorough review and extensive consultation with County staff. Such a review could not be completed in time for the staff to prepare a recommendation on the merits of the LCP amendment at the December Commission meeting.

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 Mendocino Local Coastal Program Amendment No. 2-98 (Gualala Town Plan) 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.