

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

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Date: 27 August 1998

TO: Coastal Commissioners and Interested Parties

FROM: Steven F. Scholl, Deputy Director
Robert Merrill, North Coast District Manager
Bill Van Beckum, Coastal Planner

SUBJECT: **CITY OF HALF MOON BAY LCP AMENDMENT NO. 1-98**
(Williamson; deBenedetti) Time Extension (For public hearing and Commission action at the September 9, 1998 meeting in Eureka)

Amendment Description

On June 19, 1998 the Commission received an amendment transmitted by the City of Half Moon Bay. The Executive Director determined that the City'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, Half Moon Bay's LCP Amendment No. 1-98 (Williamson; deBenedetti) would:

1. (Williamson) rezone a 27,430-square-foot portion of a 45,707-square-foot parcel, located at Johnston Street and Monte Vista Lane, from the R-1-B-2, Single Family Residential District to the C-R, Commercial-Residential District; and
2. (deBenedetti) amend the certified Land Use Plan to redesignate 24 Arleta Park area lots from Planned Unit Development (PUD) to Medium Density Residential (lots 1-14, 19-24, and 28-31) and another 7 Arleta Park lots (lots 15-18 and 25-27) from Planned Unit Development to Local Recreation and Open Space, and rezone lots 1-14 and 19-24 from PUD to R-1-B2 with amended site-specific modified development standards, lots 28-31 from PUD to R-2 or R-1-B2 with amended site-specific modified development standards, and lots 15-18 and 25-27 from PUD to Open Space-Passive (OS-P).

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Pursuant to Section 30512 of the California Coastal Act, LCP Amendment No. 1-98 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 a complete transmittal is September 17, 1998. Therefore, the LCP Amendment would need to be scheduled for Commission review at or prior to the Commission's September 8-11, 1998 hearing.

LCP Amendment No. 1-98 involves proposed changes to the LUP map, the zoning map and the zoning ordinance. Analysis of the proposed amendment has demanded more staff time than has been available over the past few months, largely because of a backlog of other North Coast LCP amendment and coastal development permit items also needing review, 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.

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 Half Moon Bay of Local Coastal Program Amendment No. 1-98 (Williamson; deBenedetti) 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.