

CALIFORNIA COASTAL COMMISSION
NORTH COAST AREA
15 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260

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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

SUBJECT: **HUMBOLDT COUNTY LCP AMENDMENT NO. 1-98 (Major) Time Extension** (For public hearing and Commission action at the September 9, 1998 meeting in Eureka)

Amendment Description

On July 3, 1998 the Commission received a letter from Humboldt County resubmitting as one amendment three amendments previously transmitted separately by the County. The Executive Director has 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, Humboldt County's LCP Amendment No. 1-98 (Major) would:

1. Airport Business Park. Amend the McKinleyville Area Plan and Section A314-50 of the Coastal Zoning Ordinance to change airport land use plan policies, amend the Coastal Zoning Ordinance to establish an "S" combining zone to allow reductions in prescribed setbacks and limit maximum ground coverage, and rezone a parcel to apply the new S combining zone;
2. Redwood Care Homes. Apply the Residential Low Density (RL) Land Use map designation and RS-20/W zoning district to a previously uncertified portion of a 3.15-acre parcel at 8400 Purdue Drive near Humboldt Hill; and
3. Shelter Cove Vacation Rentals. Amend the LCP to allow for vacation rentals in residential areas of the Shelter Cove subdivision in the southern part of the County.

Pursuant to Sections 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 October 1, 1998.

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Therefore, the LCP Amendment would need to be scheduled for Commission review at or prior to the Commission's September 8-11, 1998 meeting.

LCP Amendment No. 1-98 involves numerous and complicated proposed changes to the map and text of three different segments of the County's certified Land Use Plan and similar changes to the certified Coastal 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 Humboldt County Local Coastal Program Amendment No. 1-98 (Major) 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.