

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
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DATE: November 16, 1999

TO: Coastal Commissioners and Interested Parties

FROM: Steven F. Scholl, Deputy Director
Jack Liebster, Coastal Planner

SUBJECT: **SONOMA COUNTY LCP AMENDMENT NO. 2-99 (Major) Time Extension** (For public hearing and Commission action at the December 10, 1999 meeting in San Rafael)

Amendment Description

On September 23, 1999 the Commission received a package of materials from Sonoma County submitting an Local Coastal Program amendment intended to bring the LCP and County General Plan into consistency. 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, Sonoma County's LCP Amendment No. 2-99 (Major) includes:

1. Revisions to the Land Use Plan to be consistent with the County General Plan, including some minor corrections, additions to the Design Review guidelines, and changes to the Housing section. The format and organization of the LUP has not changed, nor have the policies and recommendations.
2. Revision of the Coastal Zoning Ordinance to implement the Land Use Plan. The format of the ordinance is new, based on the County Zoning Ordinance currently in effect for all areas outside the Coastal Zone. The names of the zoning districts are changed to match the Countywide Ordinance and the General Plan.
3. Revision of the Administrative Manual, primarily clarifying language and procedures, and updating forms.
4. A revised Land Use Map reflecting the Coastal land use designations, and corrections where applicable. Where there is a conflict between the General Plan and the existing Coastal Plan, the County determined the actual use and amended either the General Plan or the Coastal Plan as appropriate.

5. Revision of the zoning on all parcels in the Coastal Zone, displayed on a set of Assessor's Maps. Each parcel was zoned based on the new zoning districts and the corresponding Coastal land use designations. A matrix is included to compare General Plan land use designations, Coastal Plan designations, and new Zoning Districts.

Pursuant to Sections 30512 of the California Coastal Act, LCP Amendment No. 2-99 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 December 22, 1999. Therefore, the LCP Amendment would need to be scheduled for Commission review at or prior to the Commission's December 7-10, 1999 meeting.

LCP Amendment No. 2-99 involves numerous proposed changes to the map and text of the County's certified Land Use Plan and similar changes to the certified Coastal Zoning Ordinance and Administrative Manual. 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 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 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 Sonoma County Local Coastal Program Amendment No. 2-99 (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.