

CALIFORNIA COASTAL COMMISSION

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Date: February 19, 1999

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. 2-98 (Matteucci)** Time Extension (For public hearing and Commission action at the March 11, 1999 meeting in Carmel)

Amendment Description

On December 24, 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. 2-98 (Matteucci) would amend the certified Land Use Plan to modify LUP Development Policy 9.3.12 to add an 8.8-acre site into the policy's description of lands contained in the "Matteucci Planned Development District," and would modify the certified Land Use Plan Map to redesignate from Urban Reserve to Planned Development, the 8.8-acre site north of Kelly Avenue at Alsace Lorraine Avenue, Half Moon Bay.

Pursuant to Section 30512 and 30514 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 a complete transmittal is March 24, 1999. Therefore, the LCP Amendment would need to be scheduled for Commission review at or prior to the Commission's March 9-12, 1999 hearing.

LCP Amendment No. 2-98 involves proposed LUP policy changes and changes to the LUP map. Analysis of the proposed amendment has demanded more staff time than has been available over the past few months, largely because of other pending amendments and coastal development permit items also needing review, including other LCP amendments submitted by the City of Half Moon Bay. The analysis could not be completed in time for the staff to prepare a recommendation on the merits of the LCP amendment at the March 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. 2-98 (Matteucci) 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.