

CALIFORNIA COASTAL COMMISSION

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Date: March 26, 1999

TO: Coastal Commissioners and Interested Parties

FROM: Steven F. Scholl, Deputy Director
Robert Merrill, North Coast District Manager

SUBJECT: **CITY OF PACIFICA LCP AMENDMENT NO. 1-99 (Lee & Stuckey)** Time Extension (For public hearing and Commission action at the April 16, 1999 meeting in Long Beach)

Amendment Description

On February 4, 1999, the Commission received an amendment transmitted by the City of Pacifica. After the City completed its submittal on February 16, by providing a copy of the City Council ordinance adopting and transmitting the LCP amendment for certification, 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, Pacifica LCP Amendment No. 1-99 (Lee & Stuckey) would amend the certified Implementation Plan to rezone a 10,482-square-foot property from C-3 (Service Commercial) to C-2 (Community Commercial) at 2307 Palmetto Avenue, Pacifica. The amendment would allow for a mixed residential and commercial use of the property.

Pursuant to Section 30513 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 60 days after receipt of a complete transmittal. The 60th day after receipt of a complete transmittal is April 17, 1999. Therefore, the LCP Amendment would need to be scheduled for Commission review at or prior to the Commission's April 13-16, 1999 hearing.

Processing and 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. The analysis

could not be completed in time for the staff to prepare a recommendation on the merits of the LCP amendment at the April Commission meeting.

Coastal Act Section 30517 states that the Commission may extend for good cause the 60-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 60-day time limit to act on the City of Pacifica Local Coastal Program Amendment No. 1-99 (Lee & Stuckey) 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.