

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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CZ.
7/14/99



W5a

MEMORANDUM

July 14, 1999

TO: Coastal Commissioners and Interested Parties

FROM: Charles Lester, District Manager
Steven Guiney, Coastal Planner

RE: ***Request to extend the 90 day time limit for processing City of Morro Bay LCP Major Amendment #1-99***

On April 30, 1999, Central Coast District staff received this Local Coastal Program Amendment request from the City proposing to change the land use designation and zoning from visitor serving and mixed visitor serving-residential to single family residential on two parcels bounded by Main Street on the east, Olive Street on the south, the bluff overlooking the harbor on the west and South Street on the north.

Coastal Act section 30510 provides that a proposed local coastal program (and by inference, amendments thereto) may be submitted if the submittal contains materials sufficient for a thorough and complete review. Once that requirement is satisfied, Coastal Act sections 30513 and 30514(b) require that the Commission act on an Implementation Plan amendment within 60 days. Coastal Act sections 30512 and 30514(b) require the Commission to act on a Land Use Plan amendment within 90 days. Where an amendment request contains **both** Implementation Plan and Land Use Plan amendments, as here, section 30511(a) of the Coastal Act allows for a 90 day period within which the Commission must act. The amendment was filed on May 17, 1999. Therefore the amendment would have to be scheduled for hearing at the August 1999 Commission meeting. (May 17 + 90 days = August 15).

Section 30517 of the Coastal Act allows the Commission to extend, for good cause, the 90 day time limit for a period not to exceed one year. Meetings with Commission staff, City staff, and the property owner to discuss the issues involved have had to be rescheduled such that completion of a staff report will not be possible for the August meeting. Therefore, staff requests an extension of time to not exceed one year.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the 90 day time limit for a period not to exceed one year.

MOTION:

I move that the Commission extend the 90 day time limit to act on the City of Grover Beach Local Coastal Program Amendment No. 1-98 for a period not to exceed one year.

STAFF RECOMMENDATION

Staff recommends a **YES** vote. An affirmative vote of a majority of the Commissioners present is needed to pass the motion