

CALIFORNIA COASTAL COMMISSION

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RECORD PACKET COPY

DATE: March 22, 2001

TO: Coastal Commissioners and Interested Parties

FROM: Peter Douglas, Executive Director
Steven F. Scholl, Deputy Director

SUBJECT: **CITY OF HALF MOON BAY LCP AMENDMENT NO. 1-00 (Residential Development Standards) Time Extension** (For public hearing and Commission action at the April 12, 2001 meeting in Santa Barbara)

On August 16, 2000 the Commission received an application from the City of Half Moon Bay to amend its Local Coastal Program (LCP) Implementation Plan. The proposed amendment would establish residential development standards for substandard lots, create a maximum building envelope for all residential development, revise existing development standards for standard-sized lots, and modify definitions in Chapter 18.02 of the Implementation Plan related to standards for development in residential districts.

On February 16, 2001, the Executive Director determined LCP Amendment Application 1-00 to be complete and in accordance with Sections 13551 and 13522 of the Commission's regulations. Pursuant to Coastal Act Section 30513, LCP Amendment Application 1-00 must be scheduled for public hearing and Commission action within 60 days of receipt of a complete application. The 60th day after receipt of the submittal is April 17, 2001.

Pursuant to Coastal Act Section 30517, the Commission may extend for good cause the 60-day time limit for action on an LCP Implementation Plan amendment for a period not to exceed one year. Because of an unusually large volume of work, the Commission staff has not been able to complete its review and prepare a recommendation for final Commission action on this LCP amendment application. Staff therefore recommends that the Commission vote to extend the deadline for Commission action for up to one year.

STAFF RECOMMENDATION

Staff recommends that the Commission vote to extend the deadline for Commission action for a period of one year.

MOTION

I move that the Commission extend the 60-day time limit to act on the City of Half Moon Bay Local Coastal Program Amendment No. 1-00 (Major) for a period of one year.

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