

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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RECORD PACKET COPY

DATE: July 20, 2001

TO: Coastal Commissioners and Interested Parties

FROM: Steven F. Scholl, Deputy Director
Chris Kern, Supervisor, North Central Coast District
Sarah Borchelt, Coastal Planner

SUBJECT: **SAN MATEO COUNTY LCP AMENDMENT NO. 1-00 (Major) (Designated Housing) Time Extension** (For public hearing and Commission action at the August 9, 2001 meeting in Orange County)

On August 23, 2000, the Coastal Commission received San Mateo County LCP Amendment No. 1-00 (Major). The proposed amendment includes changes to the Land Use Plan and the Implementation Plan (consisting of the zoning regulations and associated zoning maps) of the San Mateo County Local Coastal Program. The proposed change to the Land Use Plan (LUP) would allow flexibility in the affordability requirements applicable to three designated affordable housing sites, by authorizing the Board of Supervisors to adjust the percentage of low and moderate income housing units in those designated affordable housing sites. The change to the Implementation Plan (IP) would rezone the South Moss Beach Highlands site from Affordable Housing/Design Review/Coastal Development (R-3-A/S-5/DR/CD) to Planned Unit Development/ Design Review/Coastal Development (PUD/DR/CD).

On June 1, 2001, the Executive Director determined that the County's LCP amendment application to be complete in accordance with the Commission's regulations (14 CCR §§ 13551 and 13552). In accordance with Coastal Act Section 30512, the LCP Amendment must be scheduled for Commission review on or before August 29, 2001.

Pursuant to Coastal Act Section 30517 and Section 13535(c) of the California Code of Regulations, the Commission may extend for good cause the 90-day time limit for a period not to exceed one year. Because of an unusually large volume of work and an on-going staffing shortage, the staff has not been able to complete its review and prepare a recommendation for final Commission action on this LCP amendment application prior to the August 29, 2001 deadline. Staff therefore recommends that the Commission vote to extend the deadline for Commission action for up to one year.

Motion:

I move that the Commission extend the 90-day time limit to act on the San Mateo County Local Coastal Program Amendment No. 1-00 (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.

