

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE

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W16a

DATE: February 14, 2003

TO: Coastal Commissioners and Interested Parties

FROM: Chuck Damm, Deputy Director
Robert Merrill, North Coast District Manager
Jim Baskin, Coastal Planner

SUBJECT: **DEL NORTE COUNTY LCP AMENDMENT NO. DNC-MAJ-1-03**
(Redland Company Density Combining Zone Amendment)
For the Commission meeting of March 5, 2003, Item W16a

Amendment Description:

On January 23, 2003, the Commission received an LCP amendment transmitted by Del Norte County. On January 27, 2003, the Executive Director determined that the County's LCP amendment transmittal was in proper order and the application was deemed submitted.

As submitted, Humboldt County LCP Amendment No. 1-00, (Part B, SMARA) would:

Amend the zoning classification for a 9.4-acre parcel located near the unincorporated town of Smith River to apply a "Density" or "D" combining zone designation to the property's Rural Residential (RR-1) base zoning designation.

Pursuant to Sections 30513 of the Coastal Act and Section 13520 of the Commission regulations, LCP Amendment No. DNC-MAJ-1-03 must be scheduled for public hearing and the Commission must take action within 60 days of the date application was deemed submitted. The 60th day for this transmittal is March 28, 2003. Therefore, the LCP Amendment would need to be scheduled for Commission review at or prior to the Commission's March 4-7, 2003 hearings.

However, after further analysis of the County's amendment request, an issue has been raised as to whether the requested Implementation Program amendment could be certified

as conforming with and being adequate to carry out the rural land division criteria of the LUP. Thus, a time extension is necessary to allow staff to conduct further research and analysis of the conformance of the Implementation Program amendment with the provisions of the LUP and prepare an appropriate staff recommendation to the Commission.

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 one year.

MOTION:

I move that the Commission extend the time limit to act on Humboldt County Local Coastal Program Amendment No. DNC-MAJ-1-03 for a period of one year.

Staff recommends a YES vote. Passage of this motion will result in an extension of the period in which the Commission must act on the proposal, changing the deadline for Commission action from March 28, 2003 to March 28, 2004. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.