

CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE MAILING ADDRESS:
710 E STREET • SUITE 200 P. O. BOX 4908
EUREKA, CA 95501-1865 EUREKA, CA 95502-4908
VOICE (707) 445-7833
FACSIMILE (707) 445-7877

RECORD PACKET COPY



Th 6d

DATE: February 25, 2005

TO: Coastal Commissioners and Interested Parties

FROM: Peter Douglas, Executive Director
Robert Merrill, North Coast District Manager

SUBJECT: **CITY OF POINT ARENA LCP AMENDMENT NO. PTA-MAJ-2-04**
(Wasserman Redesignation and Rezoning)
For the Commission meeting of March 16-18, 2005

Amendment Description:

On December 23, 2004, the Commission received an LCP amendment transmitted by the City of Point Arena. Upon receipt, the Executive Director determined that the County's LCP amendment transmittal was in proper order and the application was deemed submitted.

As submitted, City of Point Arena LCP Amendment No PTA-MAJ-1-04 (Wasserman) would change the existing land use designation and zoning of a 7.4-acre parcel at 240 Port Road from Agriculture Exclusive (20 acre minimum) to Residential Agriculture (2 acre minimum).

Pursuant to Section 30512 of the Coastal Act, LCP Amendment No. PTA-MAJ-1-04 must be scheduled for public hearing and the Commission must take action within 90 days of the date the application was deemed submitted. The 90th day after the date this LCP Amendment Application was deemed submitted is March 23, 2005. Therefore, the LCP Amendment would need to be scheduled for Commission review at or prior to the Commission's March 16-18, 2005 hearings.

CITY OF POINT ARENA LCP AMENDMENT NO. PTA-MAJ-1-04

Time Extension

Page 2

The shortage of staff in the Commission's North Coast office due to the State's current budget difficulties and extended illness of certain staff have lengthened the time needed for staff review of the amendment. Thus, a time extension is necessary to allow staff to conduct further research and analysis of the conformance of the LCP amendment with the provisions of the Coastal Act and prepare an appropriate staff recommendation to the Commission.

Coastal Act Section 30517 states that the Commission may extend for good cause the 90-day time limit for Commission action on an LCP Amendment 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 City of Point Arena Local Coastal Program Amendment No. PTA-MAJ-1-04 for a period of one year.

Staff recommends a YES vote. Passage of this motion will result in a one year extension of the period in which the Commission must act on the proposal, changing the deadline for Commission action from March 23, 2005 to March 23, 2006. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.