

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5260
FAX (415) 904-5400

Th 3a

March 22, 2006

TO: Commissioners and Interested Parties

FROM: Peter Douglas, Executive Director

SUBJECT: **EXECUTIVE DIRECTOR'S DETERMINATION** that the action by the City of Half Moon Bay, certifying the City's Local Coastal Program Amendment No. 1-05 (Major), is adequate to effectively certify its local coastal program (for Commission review at its meeting of April 12-14, 2006)

BACKGROUND

At its December 15, 2005 meeting, the Coastal Commission certified, with suggested modifications, the City of Half Moon Bay Local Coastal Program Amendment 1-05, regarding changes to development standards on certain substandard lots in the Zoning Code/IP. By its action adopting Ordinance No. O-02-06 on February 21, 2006, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications addressed protection of water quality and coastal development permitting requirements and exemptions. The City already has coastal development permit authority over this geographic area and will continue issuing permits consistent with the local coastal program as amended.

As provided for in Section 13544 of the Commission's Code of Regulations, the Executive Director must determine if the action of the City of Half Moon Bay is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13554 of the Commission's Code of Regulations then requires this determination be reported to the Commission for its concurrence.

RECOMMENDATION

Staff recommends that the Commission **CONCUR** with the Executive Director's determination as set forth in the attached letter (to be sent after Commission endorsement).

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April 14, 2006

Marina Fraser
Mayor
City of Half Moon Bay
City Hall, 501 Main Street
Half Moon Bay, California 94019

Dear Mayor Fraser:

The California Coastal Commission has reviewed the City's Ordinance No. O-02-06 together with the Commission's action of December 15, 2005 certifying City of Half Moon Bay Local Coastal Program Amendment No. 1-05 (Major) pertaining to changes in development standards for certain substandard lot in the Zoning Code/IP. In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and the Commission has concurred at its meeting of April 12-14, 2006.

By its action on February 21, 2006, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including all suggested modifications. The modifications addressed the protection of water quality and coastal development permitting requirements and exemptions. The City is already issuing coastal development permits in conformance with the certified local coastal program for this area.

In conclusion, I would like to congratulate you and all other elected or appointed officials, staff and concerned citizens for continuing to work towards full implementation of the Coastal Act. We remain available to assist you and your staff in any way possible as you continue to develop and implement the City's local coastal program.

Sincerely,

Peter Douglas
Executive Director