

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
710 E STREET • SUITE 200
EUREKA, CA 95501-1865
VOICE (707) 445-7833
FACSIMILE (707) 445-7877

MAILING ADDRESS:
P. O. BOX 4908
EUREKA, CA 95502-4908



F 5a

DATE: December 21, 2006

TO: Coastal Commissioners and Interested Parties

FROM: Peter Douglas, Executive Director
Robert Merrill, North Coast District Manager
Tiffany S. Tauber, Coastal Planner

SUBJECT: **CITY OF FORT BRAGG LCP AMENDMENT NO. FTB-MAJ-1-06
(LCP Update)** For the Commission meeting of January 12, 2007

Amendment Description:

On May 18, 2006, the Commission received an LCP amendment transmitted by the City of Fort Bragg for a comprehensive update of the City's certified LCP. On October 31, 2006, the Executive Director determined that the County's LCP amendment transmittal was in proper order and the application was deemed submitted.

As submitted, the City of Fort Bragg LCP Amendment No. FTB-MAJ-1-06 (LCP Update) would comprehensively update and modify both the Land Use Plan (LUP) and Land Use and Development Code (Implementation Plan) of the City's LCP, which was originally certified in 1983.

Pursuant to Sections 30512 and 30514 of the Coastal Act, LCP Amendment No. FTB-MAJ-1-06 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 January 29, 2007. Therefore, the LCP Amendment would need to be scheduled for Commission action at or prior to the Commission's January 10-12, 2007 hearings.

The broad scope of the amendment has necessitated a considerable amount of Commission staff time to review the amendment for conformity with the Coastal Act.

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Time Extension

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The size of the task and the shortage of staff in the Commission's North Coast office 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 Fort Bragg Local Coastal Program Amendment No. FTB-MAJ-1-06 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 January 29, 2007 to January 29, 2008. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.