

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5260
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F 7b

September 27, 2007

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. HMB-MAJ-1-02, is adequate to effectively certify its local coastal program (for Commission review at its meeting of October 12, 2007)

BACKGROUND

At its December March 14, 2007 meeting, the Coastal Commission certified, with suggested modifications, the City of Half Moon Bay Local Coastal Program Amendment HMB-MAJ-1-02, which adds "Mobile Home Park" as a new land use category, 2) adds a new Chapter 18.17 to the Zoning Code to establish a new "Mobile Home Park District" and detailed regulations applicable to lands within the district and 3) changes the LUP and zoning maps to change the designations of the existing Canada Cove Mobile Home Park to the new Mobile Home Park category and zoning district. By its action adopting Ordinance No. C-10-07 on September 18, 2007, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications addressed protection of water quality, clarified the relationship between the LCP and the state Mobile Home Parks Act, and revised development standards concerning fencing and landscaping. 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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October 15, 2007

Naomi Patridge
Mayor
City of Half Moon Bay
City Hall, 501 Main Street
Half Moon Bay, California 94019

Dear Mayor Patridge:

The California Coastal Commission has reviewed the City's Ordinance No. C-10-07 together with the Commission's action of March 14, 2007 certifying City of Half Moon Bay Local Coastal Program Amendment No. HMB-MAJ-1-02 pertaining to mobile home parks. 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 October 12, 2007.

By its action on September 18, 2007, 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