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DATE: May 23, 2008

TO: Coastal Commissioners and Interested Parties

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

SUBJECT: **DEL NORTE COUNTY LCP AMENDMENT NO. DNC-MAJ-1-8  
(Hooshnam B-Combining District Rezone)**  
For the Commission meeting of June 12, 2008

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Amendment Description:

On April 21, 2008, the Commission received an LCP amendment transmitted by Del Norte County known as the Hooshnam B-Combining District Rezone amendment. 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, Del Norte County LCP Amendment No DNC-MAJ-1-8 (Hooshnam B-Combining District Rezone) would amend the current B Combining District zoning district designation as it affects five parcels bounded by Keller Ave., Spruce St., and Willow Ave., off of Pebble Beach Drive near Crescent City from a Zone 2 designation to a Zone 1 designation. The result of the amendment would be to reduce the required front yard setback for each of the subject properties from 25 to 20 ft. and the side yard setback for each of the subject properties from 12.5 ft. to 10 ft.

Coastal Act Section 30510 requires proposed LCP amendment submittals to contain materials sufficient for a thorough and complete review. Once that requirement is satisfied and an amendment is deemed submitted (or "filed"), the Coastal Act requires the Commission to act on Implementation Plan (IP) amendments within 60 days, and on Land Use Plan (LUP) amendments and combined LUP/IP amendments within 90 days (Coastal Act Sections 30510, 30512, 30513, and 30514).

## **DEL NORTE COUNTY LCP AMENDMENT NO. DNC-MAJ-1-08**

### **Time Extension**

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The LCP amendment application was deemed submitted on May 5, 2008. This proposed LCP amendment would amend the Implementation Plan only and thus the 60-day requirement applies. The 60<sup>th</sup> day after the date this LCP Amendment Application was deemed submitted is July 4, 2008. Therefore, the LCP Amendment would need to be scheduled for Commission review at or prior to the Commission's June 11-13, 2008 hearings, the last meeting before July 4, 2008.

The need for the staff in the Commission's North Coast office to process other LCP amendment and permit applications already pending before the Commission prior to submittal of LCP Amendment No. DNC-MAJ-1-8, including an LCP amendment from the County that would update the County's LCP, has 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 proposed Implementation Plan amendment with the provisions of the certified Land Use Plan 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 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 Del Norte County Local Coastal Program Amendment No. DNC-MAJ-1-8 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 July 4, 2008 to July 4, 2009. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.