

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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W9a

Prepared August 26, 2010 (for September 15, 2010 hearing)

To: Coastal Commissioners and Interested Persons

From: Charles Lester, Deputy Director
Ruby Pap, District Supervisor
Madeline Cavalieri, Coastal Planner

Subject: Final Coastal Commission Certification Review for County of San Mateo Local Coastal Program Amendment No. SMC-MAJ-1-04-A (Midcoast Design Standards)

At the December 10, 2009 Coastal Commission meeting in San Francisco, the Commission approved, with suggested modifications, County of San Mateo Local Coastal Program (LCP) Major Amendment Number SMC-MAJ-1-04-A. The amendment established new design standards for single-family and duplex development in the urban Midcoast (El Granada, Miramar, Moss Beach and Montara).

By actions taken May 11, 2010 and August 10, 2010, the County of San Mateo adopted the amending LCP text as directed by the Commission's suggested modifications (see Exhibit 1). The required six month timeframe for County acceptance of the suggested modifications was extended by the Commission at its June 9, 2010 hearing. The County acted within the extended timeframe, which ends June 10, 2011.

The Executive Director has determined that the actions taken by the County are legally adequate and that the amended LCP should be certified. The Executive Director recommends that the Commission concur with this determination and that the LCP, as amended, be certified. If the Commission concurs, the amended LCP will be certified as of today's date (i.e., September 15, 2010), and notification of this certification and Commission concurrence will be forwarded to the County.

Motion. I move that the Commission concur with the Executive Director's determination that the actions taken by the County of San Mateo to accept the Commission's suggested modifications for LCP Amendment No. SMC-MAJ-1-04-A are legally adequate.

Executive Director's Recommendation. The Executive Director recommends a **YES** vote on the motion. Passage of this motion will result in certification of the County of San Mateo LCP as directed by the Commission's approval with suggested modifications of SMC-MAJ-1-04-A; the amended LCP will be certified as of today's date (i.e., September 15, 2010). The motion passes only by affirmative vote of a majority of the Commissioners present.

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Exhibits

Exhibit 1: County's Acceptance of the Coastal Commission's Suggested LCP Modifications