

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
427-4863
HEARING IMPAIRED: (415) 904-5200

WILF

**MEMORANDUM**

February 20, 1997

TO: Coastal Commissioners and Interested Parties

FROM: Tami Grove, District Director
Steve Guiney, Coastal Planner

RE: *Request to extend the 90 day time limit for processing County of San Luis Obispo LCP Major Amendment 3-96*

On November 18, 1996, Central Coast District staff received Local Coastal Program Amendment request No. 3-96 from the County of San Luis Obispo proposing 1) a new Transfer of Development Credits (TDC) program and 2) to incorporate elements of the Front Street Enhancement Plan for the community of Avila Beach. The amendment request was filed on December 13, 1996. The first of the two amendment requests is a major amendment since it could result in changes in density or intensity of uses. The second of the proposed amendments has been determined by the Executive Director to be a minor amendment and was reported as such to the Commission at the February 1997 meeting.

Coastal Act sections 30513 and 30514(b) require that the Commission act on an Implementation Plan amendment within 60 days after the submittal has been deemed to be in proper order for filing. Coastal Act sections 30512 and 30514(b) require that the Commission act on a Land Use Plan amendment within 90 days after filing. Where an amendment request contains both Implementation Plan and Land Use Plan amendments, section 30511(a) of the Coastal Act allows for a 90 day period within which the Commission must act. This amendment request, which contains both Implementation Plan and Land Use Plan amendments, would thus have to be scheduled for hearing at the March 1997, Commission meeting.

Section 30517 of the Coastal Act allows the Commission to extend, for good cause, the 90 day time limit for a period not to exceed one year. Due to staffing constraints and number and complexity of earlier submitted and filed items, staff is requesting an extension of time to not exceed one year in order to adequately analyze the proposed amendment request. Staff anticipates that analysis will be completed and that the amendment will come before the Commission in the next two months.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the 90 day time limit for a period no to exceed one year.

MOTION:

I move that the Commission extend the 90 day time limit to act on the County of San Luis Obispo Local Coastal Program Amendment No. 3-96 for a period not to exceed one year.

STAFF RECOMMENDATION

Staff recommends a **YES** vote. An affirmative vote of a majority of the Commissioners present is needed to pass the motion

MEMORANDUM

April 18, 1996

TO: Coastal Commissioners and Interested Parties

FROM: Tami Grove, District Director
Steve Guiney, Coastal Planner IIRE: ***Request to extend the 90 day time limit for processing County of San Luis Obispo LCP Amendment 1-96***

On January 22, 1996, Central Coast District staff received Local Coastal Program Amendment request No. 1-96 from the County of San Luis Obispo proposing various revisions and additions to the Implementation Plan (Zoning Ordinance) and to the Land Use Plan. The amendment request was filed on February 16, 1996.

Coastal Act sections 30513 and 30514(b) require that the Commission act on an Implementation Plan amendment within 60 days after the submittal has been deemed to be in proper order for filing. Coastal Act sections 30512 and 30514(b) require that the Commission act on a Land Use Plan amendment within 90 days after filing. Where an amendment request contains both Implementation Plan and Land Use Plan amendments, section 30511(a) of the Coastal Act allows for a 90 day period within which the Commission must act. This amendment request, which contains both Implementation Plan and Land Use Plan amendments, would thus have to be scheduled for hearing at the current May 1996, Commission meeting.

Section 30517 of the Coastal Act allows the Commission to extend, for good cause, the 90 day time limit for a period not to exceed one year. Due to staffing constraints and number and complexity of earlier submitted and filed items, staff is requesting an extension of time to not exceed one year in order to adequately analyze the proposed amendment request.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the 90 day time limit for a period no to exceed one year.

MOTION:

I move that the Commission extend the 90 day time limit to act on the County of San Luis Obispo Local Coastal Program Amendment No. 1-96 for a period not to exceed one year.

STAFF RECOMMENDATION

Staff recommends a **YES** vote. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.