

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
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Th5a**MEMORANDUM**

Prepared February 14, 2002 (for March 7, 2002 Hearing)

RECORD PACKET COPY

To: Coastal Commissioners and Interested Persons

From: Charles Lester, District Manager
Dan Carl, Coastal Planner

Subject: Request to extend the 90 day time limit for processing Santa Cruz County Local Coastal Program Major Amendment Number 2-01 (Seacliff Village Plan)

Central Coast District staff have received the above-referenced Local Coastal Program (LCP) Amendment request from Santa Cruz County intended to modify LCP land use and zoning policies and standards in the Seacliff area of unincorporated south Santa Cruz County through the "Seacliff Village Plan." (Note: This amendment request also included a component to replace the term "handicapped" and modify several standards for ADA compliance in the LCP. This second component is being processed as a minor LCP amendment at the March 7, 2002 hearing - item number Th3a.)

Coastal Act Section 30510 provides that a proposed LCP (or LCP amendment) may be submitted if the submittal contains materials sufficient for a thorough and complete review. Once that requirement is satisfied, the Coastal Act requires that the Commission act on an Implementation Plan (IP) amendment within 60 days, and a Land Use Plan (LUP) amendment within 90 days (Sections 30512, 30213, and 30514(b)). Where an amendment request contains both IP and LUP amendments, as is the case here, Section 30511(a) of the Coastal Act allows for a 90 day period within which the Commission must act.

Central Coast District staff received the initial amendment package from the County on November 30, 2001. The amendment request was subsequently filed on December 31, 2001. The 90th day falls on March 31, 2001 (i.e., December 31 + 90 days = March 31). Therefore, the amendment would have to be scheduled for action at the Commission's March 5-8, 2002 meeting in Monterey if it were to be decided within 90 days of filing. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the 90 day time limit for a period not to exceed one year.

In this case, the amendment presents complex planning issues, for which Commission staff has not yet had sufficient time with which to analyze, and a later meeting date would allow for adequate review and consultation with the County regarding any possible amendment modifications. Therefore, staff requests an extension of time not to exceed one year.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the 90 day time limit for a period not to exceed one year.

Motion. I move that the Commission extend the 90 day time limit to act on Santa Cruz County Local Coastal Program Major Amendment Number 2-01 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.

**California Coastal Commission****March 2002 Meeting in Monterey**

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