

CALIFORNIA COASTAL COMMISSION

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Prepared November 19, 2009 (for December 11, 2009 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, District Manager
Susan Craig, Coastal Planner

Subject: Extension of Time Limit for Commission Action on City of Capitola Local Coastal Program Amendment Number 2-09 Part 1 (Affordable Housing Overlay District)

The City of Capitola has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to add Chapter 17.20 to the City's Implementation Plan to create an Affordable Housing Overlay (AHO) District for the RM (Multi-Family) zoning district. One site in the coastal zone at 600 Park Avenue (APN 036-151-15) has been identified for inclusion in the AHO district. The proposed amendment would re-designate/rezone this parcel to increase the allowed residential density from 5-10 units per acre to 10-20 units per acre provided that 50% of the units are affordable to low- or moderate-income residents.

Coastal Act Section 30510 allows a proposed LCP amendment to be submitted if the submittal contains materials sufficient for a thorough and complete review. Once that requirement is satisfied and the amendment is filed as complete, the Coastal Act requires that the Commission act on an Implementation Plan (IP) amendment within 60 days and a Land Use Plan (LUP) amendment or combined LUP/IP amendment within 90 days. If Commission action is not taken within the applicable timeframe, then the amendment is deemed approved and certified by the Commission (Coastal Act Sections 30510, 30512, 30513, and 30514).

LCP amendment 2-09 Part 1 was filed as complete on October 21, 2009. The proposed LCP amendment includes both LUP and IP components and thus the 90-day requirement applies; the 90th day is January 19, 2010. Therefore the amendment would have to be scheduled for action by the Commission's January 2010 meeting 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. A one-year extension would result in a new deadline for Commission action of January 19, 2011.

In this case, the proposed amendment presents LCP resource issues with respect to allowed densities in the RM zoning district and there is insufficient time before the January 2010 hearing to analyze the changes proposed to ensure coastal resource protection consistent with the Coastal Act and the LUP. A later meeting date would allow for adequate review time, as well as allow for consultation with the City regarding any possible amendment modifications. Although staff believes that this matter will be brought to hearing before the new deadline, it has generally been the Commission's practice to extend such deadlines for a full year as provided by the Coastal Act to allow for flexibility in hearing scheduling (including to accommodate any requested or otherwise necessary postponements, continuances, etc.) and in terms of allotting scarce staff resources. Therefore, staff recommends that the Commission extend the deadline for Commission action by one year.



California Coastal Commission

CAP-2-09 Part 1 (Affordable Housing Overlay District) time extension stf rpt 12.11.2009 hrg

Summary of the Staff Recommendation

Staff recommends that the Commission extend the deadline for Commission action on the proposed amendment by one year. Staff recommends a **YES** vote on the motion below. Passage of the motion will result in a new deadline for Commission action on this proposed LCP amendment. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Motion. I move that the Commission extend the 90-day time limit to act on City of Capitola Local Coastal Program Major Amendment Number 2-09 Part 1 to January 19, 2011.

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

