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# CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
PHONE: (831) 427-4863  
FAX: (831) 427-4877  
WEB: WWW.COASTAL.CA.GOV

# W6d



**Prepared July 22, 2009 (for August 12, 2009 Hearing)**

**To:** Coastal Commissioners and Interested Persons

**From:** Dan Carl, District Manager  
Jonathan Bishop, Coastal Planner

**Subject: Extension of Time Limit for Commission Action on San Luis Obispo County Local Coastal Program Amendment Number 2-09 Part 2 (Inclusionary Housing)**

San Luis Obispo County has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to modify certified LCP ordinances related to inclusionary housing.

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 request 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. If Commission action is not taken within the applicable time frame, then the amendment is deemed approved and certified by the Commission. (Coastal Act Sections 30512 and 30513).

LCP amendment 2-09 Part 2 was filed as complete on June 19, 2009. This proposed LCP amendment includes IP changes and thus the 60-day requirement applies; the 60th day is August 18, 2009. Therefore, the amendment would have to be scheduled for action at the Commission's August 2009 meeting if it were to be decided within the applicable time frame. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the time limit for Commission action for a period not to exceed one year.

In this case, the amendment files are extensive and present significant LCP conformance issues, and staff has not yet had sufficient time to analyze the changes proposed to ensure that coastal resources will be adequately protected consistent with the LUP. A later meeting date would allow for adequate review, as well as consultation with the County regarding any possible amendment modifications. A one-year extension would result in a new deadline for Commission action of August 18, 2010.

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 on the proposed LCP amendment by one year.

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 time limit to act on County of San Luis Obispo Local Coastal Program Amendment Number 2-09 Part 2 to August 18, 2010.

