

CALIFORNIA COASTAL COMMISSION

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Prepared December 22, 2010 (for January 14, 2011 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, District Manager
Madeline Cavalieri, Coastal Planner

Subject: Extension of Time Limit for Commission Action on City of Pismo Beach Local Coastal Program Amendment Number 1-10 Part 1 (Open Space Landscaping)

The City of Pismo Beach has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to modify the LCP to allow additional landscaping on certain open space parcels. The proposed amendment would add language to the zoning code to allow for and regulate landscaping that exceeds the current site coverage limitation on open space parcels. The changes apply only to a narrow strip of land between Shell Beach Road and Highway 101 in the Sunset Palisades and South Palisades planning areas.

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 1-10 Part 1 was filed as complete on November 30, 2010. This proposed LCP amendment includes IP changes only and thus the 60-day requirement applies; the 60th day is January 29, 2011. Therefore, the amendment would have to be scheduled for action by the Commission's January 2011 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 includes proposed changes that present significant Coastal Act and LCP conformance issues, and staff has not yet had sufficient time to analyze the changes proposed to ensure that coastal resources are protected consistent with the LCP's LUP. A later meeting date would allow for adequate review, as well as consultation with the City regarding any possible amendment modifications. A one-year extension would result in a new deadline for Commission action of January 29, 2012.

Although staff believes that this matter will be brought to hearing before such a 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 Pismo Beach Local Coastal Program Amendment Number 1-10 Part 1 to January 29, 2012.

