

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(408) 427-4883
HEARING IMPAIRED: (415) 904-5200

RECORD PACKET COPY

TH69



July 24, 1996

TO: Commissioners and Interested Persons ^{DY}/_{7/24/96}

FROM: Tami Grove, District Director
Rick Hyman, Coastal Program Analyst

SUBJECT: **REQUEST TO EXTEND 90 DAY TIME LIMIT FOR PROCESSING MONTEREY COUNTY: LOCAL COASTAL PROGRAM MAJOR AMENDMENT NO. 1-96.** For Commission action at its meeting of August 15, 1996, to be held at the Crown Plaza Holiday Inn LAX 5985 W. Century Blvd, Los Angeles.

DESCRIPTION OF AMENDMENT REQUEST

Monterey County is proposing to amend the Land Use and Implementation portions of its Local Coastal Program to redesignate a portion of the Azevedo Ranch parcel in North Monterey County from "Agricultural Conservation" to five acres of "Low Density Residential" (2 1/2 acre minimum) and to 40.7 acres of "Resource Conservation."

This amendment facilitates a subdivision. The real parties in interest for this subdivision and consequently for this amendment (the Nature Conservancy and the Monterey County Agricultural and Historic Land Conservancy) have just requested, through the State Coastal Conservancy, that this matter be postponed. They need more time to agree on the details of the proposed subdivision. Since their further discussion might result in a change to the amendment proposal, deferring action is prudent.

This amendment request was filed on June 5, 1996. Pursuant to Sections 30511(a), 30512 and 30514(b) of the Coastal Act, such a Local Coastal Program combined Land Use and Implementation Plan amendment must be acted on by the Commission within 90 days after the submittal is filed. The amendment request would thus have to be scheduled for hearing at the current August 1996 Commission meeting, which staff was prepared to do before this postponement request. 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. Pursuant to Section 13535(c) of the California Code of Regulations, Coastal staff has consulted with Monterey County staff, who do not object to the time extension.

SUMMARY OF 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 Monterey County: Local Coastal Program Major Amendment No. 1-96 for a period not to exceed one year."

STAFF RECOMMENDATION:

Staff recommends a "YES" vote. An affirmative vote by a majority of the appointed commissioners is needed to pass the motion.