

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
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RECORD PACKET COPY

Tu13a**MEMORANDUM****November 18, 1998**

TO: Coastal Commissioners and Interested Parties

FROM: Deputy Director
Charles Lester, District Manager
Steven Guiney, Coastal PlannerRE: ***Request to extend the 90 day time limit for processing City of Pismo Beach LCP Major Amendment #2-98***

On August 31, 1998, Central Coast District staff received this Local Coastal Program Amendment request from the City proposing to update the implementation section (zoning ordinance) of its certified LCP, make changes to the Land Use Plan regarding land use designations in the downtown core area, change "requirements" to "recommendations" and "shalls" to "shoulds" regarding public coastal access dedications, and to modify the City's Growth Management Ordinance.

Coastal Act section 30510 provides that a proposed local coastal program (and by inference, amendments thereto) may be submitted if the submittal contains materials sufficient for a thorough and complete review. Once that requirement is satisfied, Coastal Act sections 30513 and 30514(b) require that the Commission act on an Implementation Plan amendment within 60 days. Coastal Act sections 30512 and 30514(b) require the Commission to act on a Land Use Plan amendment within 90 days. Where an amendment request contains both Implementation Plan and Land Use Plan amendments, as here, section 30511(a) of the Coastal Act allows for a 90 day period within which the Commission must act. After initial review, staff determined that additional material was needed for a thorough and complete review. The City was notified by letter and a response was received on October 1, 1998. The amendment was filed on October 1, 1998. Therefore the amendment would have to be scheduled for hearing at the December 1998 Commission meeting. (Oct. 1 + 90 days = December 30).

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. The comprehensive update of the zoning ordinance is the first since certification in 1984. Because of the comprehensiveness of the update, staff needs additional time for adequate review and consultation with the City concerning any possible modifications. Therefore, staff requests an extension of time to not 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 the City of Pismo Beach Local Coastal Program Amendment No. 2-98 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