

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE

725 FRONT STREET, SUITE 300

MARTINEZ, CA 95060

(415) 427-4863

HEARING IMPAIRED: (415) 904-5200



F56

MEMORANDUM

July 22, 1998

TO: Coastal Commissioners and Interested Parties

FROM: Charles Lester, District Manager
Steven Guiney, Coastal PlannerRE: ***Request to extend the 90 day time limit for processing City of Grover Beach LCP Major Amendment #1-98***

On April 14, 1998, Central Coast District staff received this Local Coastal Program Amendment request from the City proposing to update its certified LCP including adoption of a new zoning ordinance and updating of background information and land use plan policies.

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 and a response was received on May 8; the amendment was filed on May 22, 1998. Therefore the amendment would have to be scheduled for hearing at the August 1998 Commission meeting. (May 22 + 90 days = August 20).

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 adoption of a new zoning ordinance and revisions to the land use plan constitute the first major update of the LCP since certification of the zoning ordinance in 1982 and the full LCP in 1984. The submittal is a comprehensive update of the City's LCP, including a new zoning ordinance, changes in zone districts and zone district maps, deletion of outdated text and insertion of updated text in the land use plan. 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 Grover Beach Local Coastal Program Amendment No. 1-98 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