

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(831) 427-4863

C.F.L.  
11/2/99

**MEMORANDUM****Th22b**

December 9, 1999

**To:** Coastal Commissioners and Interested Persons  
**From:** Charles Lester, District Manager  
Dan Carl, Coastal Planner  
**Subject:** Request to extend the 90 day time limit for processing City of Watsonville Local Coastal Program Major Amendment Number 1-99 (PVUSD High School)

On August 23, 1999, Central Coast District staff received the above-referenced Local Coastal Program (LCP) Amendment request from the City of Watsonville proposing to amend the City's certified LCP to redefine the criteria for agricultural conversion for the whole LCP; and to modify other policies that would apply to proposed new coastal area "F" (a portion of existing coastal area "C" bordered by Highway 1 and Harkins Slough Road) to: allow Public Schools as a conditional use; reduce the area mapped in LCP as environmentally sensitive habitat; allow development in environmentally sensitive habitat areas less than 0.1 acre in size; increase maximum slope on which development is allowed from 15% to 25%; and increase maximum allowed impervious surface coverage from 10% to 50%.

Coastal Act Section 30510 provides that a proposed LCP (or LCP amendment) may be submitted if the submittal contains materials sufficient for a thorough and complete review. Once that requirement is satisfied, the Coastal Act requires that the Commission act on an Implementation Plan (IP) amendment within 60 days, and a Land Use Plan (LUP) amendment within 90 days (Sections 30512, 30213, and 30514(b)). Where an amendment request contains both IP and LUP amendments, as is the case here, Section 30511(a) of the Coastal Act allows for a 90 day period within which the Commission must act.

Central Coast District staff received the initial amendment package from the City on August 23, 1999, and subsequent materials missing from the main package on August 27 and September 15, 1999. The amendment request was subsequently filed on September 15, 1999. The 90<sup>th</sup> day falls on December 14, 1999 (i.e., September 15 + 90 days = December 14). Therefore, the amendment would have to be scheduled for action at the Commission's December 7-10, 1999 meeting in San Rafael if it were to be decided within 90 days of filing. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the 90 day time limit for a period not to exceed one year.

In this case, the City has requested that the item be heard no earlier than March 2000 in order to better enable the City to prepare necessary documentation supporting the amendment request (see City's letter request attached). The Commission's March 14-17, 2000 meeting will be held in Carmel; Carmel is also the most local Commission venue possible for the Watsonville area in the next year. The amendment presents complex planning issues and a later meeting date would allow for adequate review and consultation with the City regarding any possible amendment modifications. Staff's tentative plans are to have our analysis completed in time for a March hearing. Therefore, staff requests an extension of time not to exceed one year.

**Summary of the Staff Recommendation**

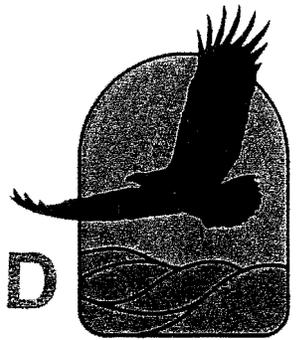
Staff recommends that the Commission extend the 90 day time limit for a period not to exceed one year.

**Motion.** I move that the Commission extend the 90 day time limit to act on City of Watsonville Local Coastal Program Amendment Number 1-99 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.

# CITY OF WATSONVILLE

"Opportunity through diversity; unity through cooperation"



## RECEIVED

November 3, 1999

NOV 12 1999

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Charles Lester  
Regional Director  
Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

Dear Mr. Lester:

On behalf of the Watsonville City Council, I respectfully request the City's application for an amendment to the Local Coastal Plan and Implementation Plan be heard by the Coastal Commission no earlier than March 2000. This will better enable the City staff and representatives of the Pajaro Valley Unified School District to prepare necessary documents to support the amendment request.

Thank you for considering this request.

Sincerely,

A handwritten signature in dark ink, appearing to read "Carlos J. Palacios".

Carlos J. Palacios  
City Manager

c. Dr. John Casey, Superintendent, PVUSD  
John Doughty, Community Development Director

## TH 226 ATTACHMENT - CITY REQUEST

P.O. BOX 50000 WATSONVILLE, CA 95077-5000

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Second Floor  
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Mayor &  
City Council  
215 Union Street  
(831) 728-6006  
City Manager  
728-6011  
City Attorney  
728-6013  
City Clerk  
728-6005  
Personnel  
728-6012

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City Hall Offices  
250 Main Street  
Community  
Development  
728-6018  
728-6020  
Fax 728-6173  
Finance  
728-6031  
Fax 763-4066  
Public Works &  
Utilities  
728-6049  
Fax 763-4065  
Purchasing  
728-6029  
Fax 763-4066

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Airport  
100 Aviation Way  
728-6075  
Fax 763-4058

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Fire  
115 Second Street  
728-6060  
Fax 763-4054

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Housing & Economic  
Development  
231 Union Street  
728-6014  
Fax 763-4016

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Library  
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728-6040  
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Parks & Recreation  
30 Maple Street  
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