

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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DATE: December 22, 2000

TO: Coastal Commissioners and Interested Parties

FROM: Peter Douglas, Executive Director
Steven F. Scholl, Deputy Director

SUBJECT: **SONOMA COUNTY LCP AMENDMENT NO. 1-00 (General Plan Consistency) Time Extension** (For public hearing and Commission action at the January 11, 2001 meeting in Los Angeles)

Amendment Description

On November 14, 2000 the Commission received from Sonoma County a Local Coastal Program amendment submittal that is intended to bring the LCP and County General Plan into consistency. The amendment, which has been given the number 1-00, is identical to the previous LCP amendment submittal #2-99. That amendment submittal was withdrawn by the County, in order to provide additional time for the County and Commission staff to discuss the proposed recommendation for action by the Commission. The Executive Director has determined that the County's LCP amendment #1-00 submittal is in proper order and legally adequate to comply with the requirements of Section 30510(b) of the California Coastal Act.

As submitted, Sonoma County's LCP Amendment No. 1-00 (Major) includes:

1. Revisions to the Coastal Plan (Land Use Plan) to be consistent with the County General Plan, including some minor corrections, additions to the Design Review guidelines, and changes to the Housing section. The County does not propose changes to the format and organization of the Coastal Plan.
2. Revision of the Coastal Zoning Ordinance to implement the Coastal Plan. The format of the ordinance is new, based on the County Zoning Ordinance currently in effect for all areas outside the Coastal Zone. The County proposes to change the names of the zoning districts to match the Countywide Ordinance and the General Plan.
3. Revision of the Administrative Manual, primarily clarifying language and procedures, and updating forms.

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4. A revised Land Use Map reflecting the Coastal Plan land use designations, and corrections where applicable. Where there is a conflict between the General Plan and the existing Coastal Plan, the County determined the actual use and amended either the General Plan or the Coastal Plan as appropriate.
5. Revision of the zoning on all parcels in the Coastal Zone, displayed on a set of Assessor's Maps. Each parcel is proposed to be zoned consistent with the new County Zoning Ordinance and the corresponding Coastal Plan land use designations. A matrix is included to compare General Plan land use designations, Coastal Plan designations, and new Zoning Districts.

Pursuant to Sections 30512 of the California Coastal Act, LCP Amendment No. 1-00 must be scheduled for public hearing and the Commission must take action within 90 days after receipt of a complete transmittal. The 90th day after receipt of this transmittal is February 12, 2001, prior to the Commission's February meeting that commences on February 13. Therefore, the LCP Amendment would need to be scheduled for Commission review at or prior to the Commission's meeting of January 9-13, 2001.

Sonoma County staff is currently analyzing the Commission staff's previous recommendation on LCP Amendment #2-99 that was published on November 2, 2000, including a number of modifications both to the Coastal Plan and the Coastal Zoning Ordinance that were suggested. At this time, Commission staff requests that the Commission extend time for action on the LCP amendment, to allow additional time for County and Commission staff to discuss those modifications, as well as alternatives to them. Coastal Act Section 30517 and Section 13535(c) of the California Code of Regulations states that the Commission may extend for good cause the 90-day time limit for a period not to exceed one year.

Staff Recommendation

Staff recommends that the Commission vote to extend the deadline for Commission action for up to one year.

MOTION:

I move that the Commission extend the 90-day time limit to act on the Sonoma County Local Coastal Program Amendment No. 1-00 (Major) for a period not to exceed one year.

Staff recommends a YES vote. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.