

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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W19b**MEMORANDUM****RECORD PACKET COPY**

Prepared September 25, 2002 (for October 9, 2002 Hearing)

To: Coastal Commissioners and Interested Persons

From: Charles Lester, District Manager
Dan Carl, Coastal Planner

Subject: Request to extend the time limit for processing Santa Cruz County Local Coastal Program Amendment Number 1-02 (Multi-Part)

Central Coast District staff have received the above-referenced Local Coastal Program (LCP) Amendment request from Santa Cruz County intended to modify LCP land use and zoning policies in 5 separate parts: (1) to add a planned unit development ordinance; (2) to add second units as an allowed use on agriculturally designated properties, subject to certain criteria; (3) to add LUP and ordinance sections prohibiting utility extensions adjacent to the City of Watsonville in south Santa Cruz County; (4) to add a reasonable accommodations ordinance; and (5) to add a procedure for review of development applications at less than the minimum density range.

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, 30513, 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 County on July 1, 2002. The amendment request was subsequently filed on August 12, 2002. The 60th day falls on October 11, 2002, and the 90th day falls on November 10, 2002. Coastal Act Section 30517 allows the Commission to extend, for good cause, the applicable time limit for a period not to exceed one year.

In this case, the amendment presents complex planning issues, for which Commission staff has not yet had sufficient time with which to analyze, and a later meeting date would allow for adequate review and consultation with the County regarding any possible amendment modifications. It would also allow for a more local hearing date to be targeted to maximize public participation. Therefore, staff requests an extension of time not to exceed one year.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the 60 and 90 day time limits (as applicable) for a period not to exceed one year.

Motion. I move that the Commission extend the 60 and 90 day time limits to act on Santa Cruz County Local Coastal Program Amendment Number 1-02 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.

**California Coastal Commission****October 2002 Meeting in Eureka**

SCO LCPA 1-02 Time Extension 10.9.2002.doc