

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
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W11a**MEMORANDUM****Prepared July 17, 2003 (for August 6, 2003 Hearing)****RECORD PACKET COPY****To:** Coastal Commissioners and Interested Persons**From:** Diane Landry, District Manager
Dan Carl, Coastal Planner**Subject:** Extension of time limit for Commission action on Santa Cruz County Local Coastal Program major amendment number 1-03 part 2 (Aptos-Seascape combining district)

Santa Cruz County has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to modify LCP zoning policies and standards in the Aptos-Seascape area of unincorporated south Santa Cruz County. In general, the proposed amendment would relax zoning bulk and scale standards applicable to this specific coastal zone area.

Coastal Act Section 30510 allows a proposed LCP amendment to be submitted if the submittal contains materials sufficient for a thorough and complete review. Once that requirement is satisfied and the amendment filed, 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. If Commission action is not taken within the applicable time frame, then the amendment is deemed approved and certified by the Commission. (Sections 30510, 30512, 30513, and 30514)

LCP amendment 1-03 Part 2 was filed as complete on July 3, 2003. This proposed LCP amendment is IP only and thus the 60-day requirement applies; the 60th day is September 1, 2003 (after the Commission's August 2003 meeting and before its September 2003 meeting). Therefore, the amendment would have to be scheduled for action at the Commission's August 2003 meeting if it were to be decided within 60 days of filing. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the 60-day time limit for a period not to exceed one year. A one-year extension would result in a new deadline for Commission action of September 1, 2004.

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. Therefore, Staff recommends that the Commission extend the deadline for Commission action by one year.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the deadline for Commission action on this LCP amendment by one year.

Motion. I move that the Commission extend the 60-day time limit to act on Santa Cruz County Local Coastal Program Major Amendment Number 1-03 Part 2 by a period of 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
August Meeting in Huntington Beach

Staff: D. Carl Approved by: *DC*
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