

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Th10a

Prepared December 16, 2004 (for January 13, 2005 Hearing)

RECORD PACKET COPY

To: Coastal Commissioners and Interested Persons

From: Charles Lester, District Director
Diane Landry, Central Coast District Manager
Susan Craig, Coastal Planner

Subject: Extension of Time Limit for Commission Action on City of Capitola Local Coastal Program Amendment Number 3-04

The City of Capitola has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to: modify use & development standards for single family residential developments, delete zoning chapter regarding Future Width & Special Building Lines, rezone three properties from RM-M (Multiple Family Residential-Medium) to PD (Planned Development), amend ordinance regarding parking meter zones & parking meter rates, amend language regarding coastal permit exemptions, and add zoning chapter regarding wireless communication facilities.

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 3-04 was filed as complete on December 10, 2004. This proposed LCP amendment is IP only and thus the 60-day requirement applies; the 60th day is February 8, 2005 (before the Commission's February 2005 meeting). Therefore, the amendment would have to be scheduled for action at the Commission's January 2005 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 February 8, 2006.

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 City 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 City of Capitola Local Coastal Program Major Amendment Number 3-04 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.

