

CALIFORNIA COASTAL COMMISSION

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

W9c



MEMORANDUM

Prepared September 21, 2006 (for October 11, 2006 Hearing)

To: Coastal Commissioners and Interested Persons

From: Steve Monowitz, District Manager
Jonathan Bishop, Coastal Program Analyst

Subject: Request to extend the time limit for processing San Luis Obispo County Local Coastal Program Major Amendment Number 1-06 Parts 1 and 2 (Cambria/San Simeon Acres Community Plans and Fiscalini Ranch Amendments).

Central Coast District staff has received the above-referenced Local Coastal Program (LCP) Amendment request from San Luis Obispo County to amend the LCP's Land Use Plan (LUP) and Implementation Plan (IP).

Coastal Act Section 30510 provides that a proposed LCP (or LCP amendment) submittal must contain 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, 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 LCP amendment package from the County on May 15, 2006. The amendment request was subsequently filed on July 24, 2006. The 90th day falls on October 22, 2006. 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 record is extensive and presents significant Coastal Act 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. A one-year extension would result in a new deadline for Commission action on the proposed amendment of October 22, 2007. Although staff believes that this matter will be resolved well before the new deadline, and the County has requested that the extension be limited to 60 days (see letter attached as Exhibit 1), it has generally been the Commission's practice to extend such deadlines for a full year as provided by the Coastal Act to allow for flexibility in hearing scheduling (including to accommodate any requested or otherwise necessary postponements, continuances, etc.) and in terms of allotting scarce staff resources. 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 (as applicable) for a period not to exceed one year.

Motion. I move that the Commission extend the 90 day time limits to act on San Luis Obispo County Local Coastal Program Amendment Number 1-06 (Parts 1 and 2) 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 11, 2006 Meeting in Long Beach

Staff: Jonathan Bishop Approved by
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SM, JB, CL, RH



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

VICTOR HOLANDA, AICP
DIRECTOR

SEP 20 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

September 18, 2006

Peter Douglas, Executive Director
California Coastal Commission
725 Front Street Suite 300
Santa Cruz, CA 95060

SUBJECT: SLO-MAJ-1-06 Cambria and San Simeon Acres Community Plans Update

Dear Mr. Douglas;

We are pleased to learn LCP Amendment 1-06 (Community Plan Update) has been deemed filed. Pursuant to correspondence with your staff, I understand this item will be scheduled for the October Coastal Commission meeting at which your staff will ask the Commission to authorize a maximum one year time extension.

However, the County respectfully requests a maximum 60 day extension. As you are well aware, the County, Coastal Commission, and the community have dedicated numerous resources to working on this plan for well over a decade. Recommendations and suggested modifications made by your staff and the Coastal Commission over the last 15 years have been incorporated into the proposed update. As a result of efforts from all parties, we have reached broad consensus on this previously controversial and divisive project. The Community Plan Update addresses major environmental and land use planning issues in the communities. It reduces potential buildout by approximately 50%; updates important information on land use, service capacity, and resources; expands Monterey Pine forest and other coastal resource protections; incorporates residential design guidelines and standards; and includes numerous policies, programs and regulations to address the many issues facing development in these communities. The current plan for this area is approximately 20 years old and in desperate need of update. We are concerned that a significant delay at this point in the process could jeopardize the critically important and unprecedented consensus that has been reached on this plan update.

Thank you for your consideration of a maximum 60 day extension. We look forward to working together to resolve any remaining issues. Please contact me at (805) 781-5708 or John Euphrat at (805) 781-5194 should you have any questions or concerns.

Sincerely,

Vic
Victor Holanda, AICP
Planning Director

CCC Exhibit 1
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