

CALIFORNIA COASTAL COMMISSION

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

Th12c



MEMORANDUM

Prepared April 20, 2006 (for May 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 2-04 (Part 1).

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 Implementation Plan (IP), known locally as the Coastal Zone Land Use Ordinance (CZLUO), by amending the minimum parcel size requirements and adding standards for cluster divisions in the Agriculture Land Use Category.

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, 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 IP amendment package (Part 1) from the County on December 29, 2004. The amendment request was subsequently filed on March 17, 2006. The 60th day falls on May 16, 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 May 16, 2007. Although staff believes that this matter will be resolved well before the new deadline, 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 60 day time limit (as applicable) for a period not to exceed one year.

Motion. I move that the Commission extend the 60 day time limits to act on San Luis Obispo County Local Coastal Program Amendment Number 2-04 (Part 1) 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

May 11, 2006 Meeting in Costa Mesa

Staff: Jonathan Bishop Approved by

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