

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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MEMORANDUM

Prepared September 20, 2007 (for October 12, 2007 Hearing)

To: Coastal Commissioners and Interested Persons
From: Charles Lester, Senior Deputy Director
Katie Morange, Coastal Planner
Subject: **Extension of Time Limit for Coastal Commission Action on Monterey County Local Coastal Program Major Amendment Number 2-07 Part 2 (Doud Parcel Rezone)**

Central Coast District staff has received the above-referenced Local Coastal Program (LCP) amendment request from Monterey County. The proposed amendment would modify the LCP's Land Use Plan (LUP) and Implementation Plan (IP) by redesignating a 2.5-acre parcel near Garrapata State Park in Big Sur from Outdoor Recreation (OR)/Open Space Recreation (OR) to Watershed and Scenic Conservation (WSC)/Watershed and Scenic Conservation (WSC/40).

Coastal Act Section 30510 requires proposed LCP amendments to contain materials sufficient for a thorough and complete review. Once that requirement is satisfied and an amendment request is deemed submitted (or "filed"), the Coastal Act requires the Commission to act on IP amendments within 60 days, and on LUP amendments and combined LUP/IP amendments within 90 days (Coastal Act Sections 30512, 30513, and 30514).

LCP amendment 2-07 Part 2 was filed as complete on August 16, 2007. The proposed LCP amendment is both IP and LUP and thus the 90-day requirement applies; the 90th day is November 14, 2007. Therefore, the proposed amendment would have to be scheduled for action at the Commission's October 2007 meeting if it were to be decided within 90 days of filing (the November hearing begins on November 14, and it is not guaranteed that this item could be heard that day; therefore, it would need to be scheduled for the October meeting). However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the 90-day time limit for a period not to exceed one year. In this case, the proposed amendment presents significant Coastal Act issues and Commission staff has not yet had sufficient time to analyze the changes proposed, including with respect to evaluating development potential of the subject site in relation to its location along the Big Sur coastline and the LCP's Big Sur critical viewshed protections and requirements. A later meeting date would allow for adequate review time, as well as consultation with the County regarding possible amendment modifications. A one-year extension would result in a new deadline for Commission action on the proposed amendment of November 14, 2008. Although staff believes that this matter will be brought to hearing 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 recommends that the Commission extend the deadline for Commission action by one year.



California Coastal Commission

October 2007 Meeting in San Pedro

Staff: Katie Morange Approved by:

Summary of the Staff Recommendation

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

Motion. I move that the Commission extend the 90-day time limit to act on Monterey County Local Coastal Program Amendment Number 2-07 Part 2 to November 14, 2008.

Staff Recommendation. Staff recommends a **YES** vote. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.