

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5260
FAX (415) 904-5400

F 7a

September 21, 2007

TO: Commissioners and Interested Parties

FROM: Peter Douglas, Executive Director
Charles Lester, Deputy Director
Michael Endicott, North Central Coast District Supervisor
YinLan Zhang, North Central Coast District Program Analyst

SUBJECT: **Time Extension for Sonoma County Major Local Coastal Program Amendment SON-MAJ-1-06 (Second Units)**

Sonoma County has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to amend the Implementation Plan (IP) to (1) change permitting requirements and development standards concerning second dwelling units, (2) to allow temporary shelters and emergency shelters within certain commercial and residential zoning districts, and (3) to add an ordinance to allow persons with disabilities to make requests for reasonable accommodation.

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 IP amendment within 60 days of receipt of the complete submittal. 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 SON-MAJ-1-06 was filed as complete on August 15, 2007. This proposed LCP amendment is for the IP, and thus a 60-day time limit for Commission action applies; the 60th day is October 14, 2007. Therefore, the amendment would have to be scheduled for action at the Commission's October 2007 meeting if it were to be acted upon within 60 days of receipt of the complete submittal. 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 October 14, 2008.

In this case, the amendment presents significant planning issues and Commission staff has not had sufficient time to analyze those issues. A later meeting date would allow 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 Sonoma County Local Coastal Program Major Amendment Number SON-MAJ-1-06 by a period of one year, from October 14, 2007 to October 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.