

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Th15e**MEMORANDUM**

Prepared July 19, 2007 (for August 9, 2007 Hearing)

To: Coastal Commissioners and Interested Persons
From: Steve Monowitz, District Manager
Mike Watson, Coastal Program Analyst

Subject: Request to extend the time limit for processing City of Carmel-by-the-Sea Local Coastal Program Major Amendment Number 1-06 (Forest Lodge Specific Plan).

Central Coast District staff has received the above-referenced Local Coastal Program (LCP) Amendment request from the City of Carmel-by-the-Sea to amend the LCP's 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 City on July 31, 2006. The amendment request was subsequently filed on June 13, 2007. The 60th day falls on August 12, 2007. 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 presents significant Coastal Act issues, for which Commission staff has not yet had sufficient time with which to analyze. A later meeting date would allow for adequate review and consultation with the City regarding any possible amendment modifications. A one-year extension would result in a new deadline for Commission action on the proposed amendment of August 12, 2008, 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 accommodating 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 for a period not to exceed one year.

Motion. I move that the Commission extend the 60 day time limit to act on City of Carmel-by-the-Sea Local Coastal Program Amendment Number 1-06 (Forest Lodge Specific Plan) to August 12, 2008.

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
August 9, 2007 Meeting in San Francisco