

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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F18a

MEMORANDUM

Prepared January 17, 2008 (For February 8, 2008 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Central Coast District Manager
Susan Craig, Coastal Planner

Subject: Extension of Time Limit for Coastal Commission Action on City of Santa Cruz Local Coastal Program Major Amendment Number 2-06 Part 1 (Arana Gulch Re-Designation and Rezoning)

The City of Santa Cruz has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to re-designate the Arana Gulch property from Community Facilities/Residential to Natural Area/Parks, and to rezone the Arana Gulch property from Residential/Community Commercial to Parks, and to amend LCP text to provide consistency with the amended land use and zoning designations.

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 is filed as complete, the Coastal Act requires that the Commission act on an Implementation Plan (IP) amendment within 60 days and a Land Use Plan (LUP) amendment or combined LUP/IP amendment within 90 days. If Commission action is not taken within the applicable timeframe, then the amendment is deemed approved and certified by the Commission (Coastal Act Sections 30510, 30512, 30513, and 30514).

LCP amendment 2-06 Part 1 was filed as complete on January 10, 2008. The proposed LCP amendment includes both LUP and IP components and thus the 90-day requirement applies; the 90th day is April 9, 2008. Therefore the amendment would have to be scheduled for action by the first day of the Commission's April 2008 meeting if it were to be decided within 90 days of filing. 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. A one-year extension would result in a new deadline for Commission action of April 9, 2009.

In this case, the proposed amendment presents critical LCP resource issues with respect to allowed uses in the undeveloped Arana Gulch area of the City and there is insufficient time before the April 2008 hearing to analyze the changes proposed to ensure coastal resource protection consistent with the Coastal Act and the LUP. A later meeting date would allow for adequate review time, as well as allow for consultation with the City regarding any possible amendment modifications. 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

February 2008 Meeting in Oceanside

Staff: Susan Craig Approved by: Dan Carl

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 90-day time limit to act on City of Santa Cruz Local Coastal Program Major Amendment Number 2-06 Part 1 to April 9, 2009.

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