

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Th13f



MEMORANDUM

Prepared March 20, 2008 (for April 10, 2008 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Central Coast District Manager
Mike Watson, Coastal Analyst

Subject: Extension of Time Limit for Commission Action on City of Marina Local Coastal Program Major Amendment Number 1-07 Part 3 (Affordable Housing).

The City of Marina has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to add an affordable housing element to the LCP.

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 Implementation Plan (IP) amendment within 60 days, and a Land Use Plan (LUP) amendment within 90 days. If Commission action is not taken within the applicable time frame, then the amendment is deemed approved and certified by the Commission (Coastal Act Sections 30510, 30512, 30513, and 30514).

LCP amendment 1-07 Part 3 was filed as complete on February 11, 2008. This proposed LCP amendment is IP only and thus the 60-day requirement applies; the 60th day falls on April 11, 2008. Therefore, the amendment would have to be scheduled for action at the Commission's April 2008 meeting if it were to be decided within 60 days of filing. 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 April 11, 2009.

In this case, the amendment involves a complicated affordable housing scheme that could raise significant resource issues with respect to the way such measures may affect allowable density and intensity of residential use in relation to coastal resources. Staff has not yet had sufficient time to analyze the changes proposed to ensure that they are consistent with the certified LUP in this respect. A later meeting date would allow for adequate review, as well as 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.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the deadline for Commission action on this LCP amendment by one year. Staff recommends a **YES** vote. An affirmative vote of a majority of the Commissioners present is needed to pass the motion

Motion. I move that the Commission extend the 60-day time limit to act on City of Marina Local Coastal Program Major Amendment Number 1-07 Part 3 to April 11, 2009.



California Coastal Commission

April 10, 2008 Meeting in Santa Barbara

Staff: Mike Watson Approved by
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