

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
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F11b



## MEMORANDUM

**Prepared April 17, 2008 (for May 9, 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 Commission Action on Santa Cruz County Local Coastal Program Major Amendment Number 1-06 Part 3 (Density Bonus Regulations).**

Santa Cruz County has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to modify the LCP to allow increased density for certain types of affordable housing projects. Coastal Act Section 30510 requires proposed LCP amendment submittals to contain materials sufficient for a thorough and complete review. Once that requirement is satisfied and an amendment is deemed submitted (or “filed”), the Coastal Act requires the Commission to act on Implementation Plan (IP) amendments within 60 days, and on Land Use Plan (LUP) amendments and combined LUP/IP amendments 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 1-06 Part 3 was filed as complete on April 8, 2008. This proposed LCP amendment is IP only and thus the 60-day requirement applies; the 60<sup>th</sup> day falls on June 8, 2008. Therefore, the amendment would have to be scheduled for action at the Commission’s May 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 June 8, 2009.

In this case, the proposed amendment includes modifications to the LCP to allow the granting of density bonuses based on the amount of additional affordable housing provided in a project. The proposed amendment will result in increased density and intensity of use above that currently allowed by the LCP. Staff has not yet had sufficient time to analyze the changes proposed to ensure that they are consistent with the coastal resource protection policies of the certified LUP. A later meeting date would allow for adequate review and consultation with the County regarding any possible amendment modifications. Although Staff believes 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 Santa Cruz County Local Coastal Program Major Amendment Number 1-06 Part 3 to June 8, 2009.



California Coastal Commission

May 9, 2008 Meeting in Marina del Rey

Staff: Susan Craig Approved by: Dan Carl

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