

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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F11c



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 2-06 Part 2 (Neighborhood Compatibility).

Santa Cruz County has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to modify the LCP regarding allowable lot coverage on residential parcels, residential minimum front yard standards, and the definition of Net Site Area.

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 2-06 Part 2 was filed as complete on April 8, 2008. This proposed LCP amendment is IP only and thus the 60-day requirement applies; the 60th 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 that will increase certain coverages, decrease certain front yard setbacks, and change the way that floor area ratio is calculated in urban areas. These changes will result in some increased massing and some decreased massing in the coastal zone. The way in which these modifications may play out in the future is complicated by the various ways that coverage and mass are (and would be) calculated per the LCP, and their effect on coastal resources is also very site and area specific. An analysis of these issues will be complex and involved, and 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, as well as consultation with the County 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

May 9, 2008 Meeting in Marina del Rey

Staff: Susan Craig Approved by: Dan Carl

F11c-5-2008

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 2-06 Part 2 to June 8, 2009.