

CALIFORNIA COASTAL COMMISSION

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Prepared May 25, 2012 (for June 15, 2012 Hearing)

To: Coastal Commissioners and Interested Persons

From: Madeline Cavalieri, District Manager
Stephanie Rexing, Coastal Planner

Subject: Extension of Time Limit for Commission Action on City of Grover Beach Local Coastal Program Amendment Number GRB-1-12 (Grover Beach Lodge and Public Works Update)

The City of Grover Beach has submitted the above-referenced Local Coastal Program (LCP) amendment request to amend the LCP to modify site standards to facilitate the proposed Grover Beach Lodge and Conference Center. The proposed amendment includes changing building height allowances and adding access to the site from Le Sage Drive. In addition, the proposed amendment would rezone adjacent to the site from Coastal Open Space to Public Facilities. Finally, the proposed amendment includes an update to the Public Works chapter of the Land Use Plan regarding water and sewer capacities for the City.

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 request 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 30512 and 30513)

LCP Amendment GRB-1-12 was filed as complete on April 11, 2012. This proposed LCP amendment includes changes to the LUP and IP and thus the 90-day requirement applies; the 90th day is July 10, 2012. Therefore, the amendment would have to be scheduled for action by the Commission's June 2012 meeting if it were to be decided within the applicable time frame. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the time limit for Commission action for a period not to exceed one year.

In this case, the amendment includes numerous proposed changes (affecting many different LCP sections) that present significant Coastal Act and LCP conformance issues, and staff has not yet had sufficient time to analyze the changes proposed to ensure that coastal resources are protected consistent with the Coastal Act and the LCP's LUP. A later meeting date would allow for adequate review, as well as consultation with the City regarding any possible amendment modifications. A one-year extension would result in a new deadline for Commission action of July 10, 2013.

Although staff believes that this matter will be brought to hearing before such a new deadline, it has



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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 on the proposed LCP amendment by one year.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the deadline for Commission action on the proposed amendment by one year. Staff recommends a **YES** vote on the motion below. Passage of the motion will result in a new deadline for Commission action on this proposed LCP amendment. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Motion. I move that the Commission extend the time limit to act on the City of Grover Beach Local Coastal Program Amendment Number GRB-1-12 (Grover Beach Lodge and Public Works Update) to July 10, 2013.

