

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV

W12a



Prepared August 24, 2012 (for September 12, 2012 Hearing)

To: Commissioners and Interested Persons

From: Madeline Cavalieri, District Manager
Karen J Geisler, Coastal Planner

Subject: City of Pacifica LCP Amendment Number PAC-1-12 (Extension of Existing Growth Control Ordinance)

Proposed Amendment

The City of Pacifica has submitted the above-referenced Local Coastal Program (LCP) amendment request related to its Implementation Plan (IP) with respect to an extension of the City's existing growth control ordinance for another five years. The purpose of the growth control ordinance is to regulate the timing of residential development within the City so that new residential development does not exceed the City's ability to provide needed services and infrastructure such as sewer treatment, water, and transportation.

Minor LCP Amendment Determination

Pursuant to California Code of Regulations (CCR) Section 13555, the Executive Director may determine that a proposed LCP amendment is "minor." CCR Section 13554 defines minor LCP amendments. Among other things, minor LCP amendments include:

CCR Section 13554(a). Changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the Executive Director of the Commission or the Commission to be consistent with the land use plan as certified by the Commission.

If the Executive Director determines that an amendment is minor, that determination must be reported to the Commission. If one-third of the appointed members of the Commission request that it be processed as a major LCP amendment, then the amendment shall be set for a future public hearing; if one-third of the appointed members of the Commission do not object to the minor LCP amendment determination, then the amendment is deemed approved, and it becomes a certified part of the LCP immediately (in this case, on September 12, 2012).

The purpose of this notice is to advise interested parties of the Executive Director's determination that the proposed LCP amendment is minor.

The proposed amendment is intended to control the rate of residential growth in the City to ensure adequate public services are available to support the development and to avoid adverse impacts to

coastal resources, consistent with LCP requirements. The City's Municipal Code contains a termination clause that limits the City's growth control ordinance to a five-year term. The existing termination clause caused the ordinance to expire on June 30, 2012. The Commission previously approved five-year extensions in 1997, 2002 and 2007. The extension of the growth control ordinance would maintain the LCP's existing growth control limitations and would therefore not change the kind, location intensity or density of use of land.

California Environmental Quality Act (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. The City determined that the amendment is exempt from CEQA. This report has discussed the relevant coastal resource issues with the proposal, and has concluded that the proposed LCP amendment is not expected to result in any significant adverse impact on the environment. Thus, it is unnecessary for the Commission to suggest modifications to the proposed amendment to address adverse environmental impacts because the proposed amendment, as submitted, will not result in any significant environmental effects for which feasible mitigation measures would be required.

Coastal Commission Concurrence

The Executive Director will report this minor LCP amendment determination, and any comments received on it, to the Coastal Commission at its September 12, 2012 meeting at the Caspar Community Center at 15051 Caspar Road in Caspar. If you have any questions or need additional information regarding the proposed amendment or the method under which it is being processed, please contact Karen Geisler at the Central Coast District Office in Santa Cruz. If you wish to comment on and/or object to the proposed minor LCP amendment determination, please do so by September 7, 2012.

Procedural Note - LCP Amendment Action Deadline

This proposed LCP amendment was filed as complete on July 24, 2012. It is IP only and the 60-day action deadline is September 22, 2012. Thus, unless the Commission extends the action deadline (it may be extended by up to one year), the Commission has until September 22, 2012 to take a final action on this LCP amendment.