

CALIFORNIA COASTAL COMMISSION

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W20a

Prepared February 21, 2020 (for March 11, 2020 Hearing)

To: Coastal Commissioners and Interested Persons

From: John Ainsworth, Executive Director
Susan Craig, Central Coast District Manager
Rainey Graeven, Coastal Planner

Subject: Certification Review for Santa Cruz County's Local Coastal Program Amendment Number LCP 3-SCO-19-0148-2-Part A (Permanent Room Housing)

On December 13, 2019, the Coastal Commission approved Santa Cruz County's Local Coastal Program (LCP) Amendment Number LCP 3-SCO-19-0148-2-Part A. This amendment updates the Land Use Plan (LUP) and the Implementation Plan (IP) components of the certified Local Coastal Program (LCP) to accommodate the new Permanent Room Housing (PRH) combining district overlay. The PRH combining district is intended to recognize and legalize permanent residential occupancy on properties with buildings previously used as nursing homes, residential care facilities, and other transient uses. The creation of the PRH combining district protects these existing residential units, which provide lower- and moderate-cost housing from being demolished or converted to non-residential uses.

By action taken January 28, 2020, Santa Cruz County adopted the amending LCP text (see **Exhibit 1**). The Executive Director has determined that the action taken by the County is legally adequate and that the amended LCP should be certified. The Executive Director recommends that the Commission concur with this determination and that the LCP, as amended, be certified. If the Commission concurs, the amended LCP will be certified as of today's date (i.e., March 11, 2020), and notification of this certification and Commission concurrence will be forwarded to the County.

Executive Director's Recommendation. Staff recommends that the Commission concur with the Executive Director's determination that the actions of Santa Cruz County in accepting the Commission's certification of LCP Amendment Number LCP 3-SCO-19-0148-2-Part A, with modifications, are legally adequate.

Exhibit

Exhibit 1: County's Acceptance of the Coastal Commission's Approval