

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 EIGHTH STREET, SUITE 130
ARCATA, CA 95521
VOICE (707) 826-8950
FAX (707) 826-8960



W10a

DATE: December 18, 2020

TO: Coastal Commissioners and Interested Persons

FROM: Alison Dettmer, Deputy Director
Robert S. Merrill, North Coast District Manager
Cristin Kenyon, Supervising Analyst

SUBJECT: **Extension of Time Limit for Commission Action on City of Point Arena's Local Coastal Program Amendment No. LCP-1-PTA-20-0040-1 (Farm Stays and Ag Exclusive Use Changes)**

For the Commission Meeting of January 13, 2021

LCP AMENDMENT DESCRIPTION

The City of Point Arena transmitted Local Coastal Program (LCP) Amendment Application No. LCP-1-PTA-20-0040-1 to the Commission on July 3, 2020. The proposed amendment makes changes to both the City's certified Land Use Plan (LUP) and Implementation Program (IP) to add farm stays as a conditional use in the Agriculture Exclusive (AE) Land Use Designation and Zoning District, add regulations for farm stays to a new section of the IP, expand allowances for animal husbandry on AE lands, and address existing discrepancies between the LUP and IP regarding conditional uses allowed on AE lands.

Coastal Act section 30510 requires proposed LCP amendment submittals to contain materials sufficient for a thorough and complete review. Once that requirement is satisfied, an amendment is deemed submitted (or "filed"). On October 8, 2020, Commission staff deemed LCP Amendment No. LCP-1-PTA-20-0040-1 submitted.

The Coastal Act requires the Commission to act on a combined LUP and IP amendment within 90 working days (Coastal Act sections 30510, 30512, 30513, and 30514). The 90-working-day deadline for Commission action on this LCP amendment is February 17, 2021. Unless the Commission extends the deadline, the Commission will need to complete its action on this LCP amendment at the Commission's February 10-12, 2021 meeting.

Coastal Act section 30517 authorizes the Commission to extend, for good cause, the time limit for Commission action on the proposed LCP amendment for a period not to exceed a year. Although Commission staff coordinated with City staff on the proposed amendment prior to local adoption and transmittal to the Commission, staff has not yet had sufficient

time to complete its analysis of the submitted application and prepare a staff recommendation. Therefore, staff recommends extending the deadline for Commission action. Commission staff has coordinated with City staff on scheduling and anticipates bringing the amendment forward this spring. While staff is planning to schedule the proposed amendment for a Commission hearing in the spring of 2021, staff recommends that the Commission extend the deadline for a full year to allow for uncertainty in the review process and/or scheduling issues that may arise, as extension requests are only considered once.

STAFF RECOMMENDATION

Staff recommends that the Commission vote to extend the deadline for Commission action on the proposed LCP amendment for one year.

Motion: *I move that the Commission extend the time limit to act on City of Point Arena Local Coastal Program Amendment No. LCP-1-PTA-20-0040-1 for a period of one year.*

Staff recommends a **YES** vote. Passage of this motion will result in a one-year extension of the deadline for Commission action on the proposed LCP amendment, **changing the deadline for Commission action from February 17, 2021 to February 17, 2022**. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.