

CALIFORNIA COASTAL COMMISSION

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Prepared February 26, 2021 (for March 12, 2021 Hearing)

To: Coastal Commissioners and Interested Persons

From: Susan Craig, Central Coast District Manager
Colin Bowser, Coastal Planner

Subject: Extension of Time Limit for Commission Action on City of Santa Cruz Local Coastal Program (LCP) Amendment Number LCP-3-STC-20-0015-1-Part A (Accessory Dwelling Units)

The City of Santa Cruz has submitted the above-referenced LCP amendment request intended to modify the LCP by: 1) designating accessory dwelling units (ADUs) associated with single-family dwellings as principally-permitted uses in two multi-family residential zoning districts, and without requiring a design permit; 2) no longer requiring use permits for ADUs (for design and administrative review) in all zoning districts that currently allow ADUs; 3) clarifying that ADUs count towards the LCP's existing 30% maximum yard coverage limit for accessory buildings, and; 4) modifying onsite parking requirements for ADUs.

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 working days, and on Land Use Plan (LUP) amendments and combined LUP/IP amendments within 90 working days. If Commission action is not taken within the applicable timeframe, then the amendment is deemed approved and certified by the Commission.

The subject LCP amendment was filed as complete on January 19, 2021. The proposed LCP amendment includes IP changes only and thus the 60-working-day requirement applies; the 60th working day is April 14, 2021. Therefore, the amendment would have to be scheduled for action on the Commission's April 14, 2021 meeting day if it were to be decided within the applicable timeframe. 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 proposed changes that present significant Coastal Act and LCP conformance issues related to coastal access, and staff awaits additional

LCP Amendment LCP-3-STC-20-0015-1-Part A (Accessory Dwelling Units)

forthcoming data from the City of Santa Cruz that will likely bear on said coastal access issues. Thus, staff requires sufficient time to analyze the changes proposed to ensure that coastal resources are protected consistent with 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 April 14, 2022.

Although staff believes that these matters will be brought to hearing before such new deadlines, 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 deadlines for Commission action on these proposed LCP amendments by one year.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the deadline for Commission action on the proposed amendments 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 each of these proposed LCP amendments. 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 Santa Cruz Local Coastal Program Amendment Number LCP-3-STC-20-0015-1-Part A to April 14, 2022. I recommend a yes vote.