

CALIFORNIA COASTAL COMMISSION

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Th11a

Prepared April 21, 2023 (for May 11, 2023 Hearing)

To: Coastal Commissioners and Interested Persons

From: Kevin Kahn, Central Coast District Manager
Kiana Ford, Central Coast Planner

**Subject: Extension of Time Limit for Commission Action on City of Santa Cruz
Local Coastal Program (LCP) Amendment Number LCP-3-STC-23-0005-1-
Part A (Small Housing Units)**

The City of Santa Cruz has submitted the above-referenced LCP amendment request to amend portions of the Implementation Plan (IP) component of its Local Coastal Program (LCP) to update provisions related to small housing types, specifically addressing single room occupancy units (SROs), small ownership units (SOUs), and flexible density units (FDUs).

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.

This proposed LCP amendment application was filed as complete on March 3, 2023. Because it only includes proposed changes to the LCP's IP, the 60-working-day deadline for action applies, and such deadline is currently May 30, 2023. Therefore, this amendment would have to be scheduled for action (and final action taken) by the Commission's May 2023 meeting 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 proposed amendment would make modifications to provisions related to small housing unit types, and it raises some questions as to how these units and the proposed provisions to them relate to various land use planning issues, including affordable housing, density bonuses, and coastal resource protection. Staff believes that spending a little more time to delve into these issues with City staff and other interested parties is warranted, and a later deadline date would allow for adequate time

to do so. A one-year extension would result in a new deadline for Commission action of May 30, 2024.

Although staff believes that these matters will be brought to hearing before the new deadline, 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 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 the 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 City of Santa Cruz Local Coastal Program Amendment Number LCP-3-STC-23-0005-1-Part A to May 30, 2024, and I recommend a yes vote.*