

CALIFORNIA COASTAL COMMISSION

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Prepared August 18, 2023 for September 6, 2023 Hearing

To: Coastal Commissioners and Interested Persons

From: Kevin Kahn, Central Coast District Manager
Nolan Clark, Coastal Planner

Subject: Extension of Time Limit for Commission Action on Santa Cruz County Local Coastal Program (LCP) Amendment Number LCP-3-SCO-23-0004-1-Part B (Sustainability Update)

Santa Cruz County has submitted the above-referenced LCP amendment request intended to update the LCP's Land Use Plan (LUP) and Implementation Plan (IP) with new provisions mostly focused on addressing sustainability principles, including fostering mixed-use development within existing developed communities and along primary transportation corridors. The amendment also updates much of the LCP's background text regarding the County's physical, social, and biological context, allowed uses within particular zoning districts, and standards related to priority land uses and potential conversion of those uses, among other things.

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 May 24, 2023. Because it includes proposed changes to both the LCP's LUP and its IP, the 90-working-day deadline for action applies, and such deadline is currently October 2, 2023. Therefore, this amendment would have to be scheduled for action (and final action taken) by the Commission's September 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, as described above, the proposed amendment constitutes an extensive update to the County's LCP, including updated LUP chapters addressing a variety of

development issues in varied coastal zone geographies (e.g., within urban villages and rural agricultural areas). Additionally, the proposed amendment restructures the IP's permitting scheme, modifies zoning regulations (including expanding allowable uses in most zoning districts and changing development and design standards), among other changes. In all, the LCP amendment is extensive, and a later deadline would allow for adequate time to thoroughly analyze the proposed changes to ensure that coastal resources are protected consistent with the Coastal Act.

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 Santa Cruz County Local Coastal Program Amendment Number LCP-3-SCO-23-0004-1-Part B to October 2, 2024, and I recommend a yes vote.*