

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

**RECORD PACKET COPY**

Date: January 27, 2005
TO: Commissioners and Interested Parties
FROM: Jack Ainsworth, Deputy Director
RE: **Santa Barbara County Local Coastal Program Amendment No. STB-MAJ-3-04 (Zoning)** Time Extension to be heard at the February 17, 2005, Commission Hearing in Monterey.

On December 23, 2004, Santa Barbara County submitted an amendment to the Zoning Ordinance component of its certified Local Coastal Program to revise existing ordinance regulations regarding accessory structures located within setback areas, amateur radio antennas, animals, collection of fines associated with zoning violations, home occupations, outdoor retail sales in agriculture areas, temporary use of property, relationship between permitted and accessory uses, structural alterations to certain nonconforming dwellings, and other minor clarifications and text corrections. On January 6, 2005 the Executive Director determined that the County's Amendment was in proper order and legally adequate to comply with the submittal requirements of Coastal Act Section 30510 (b).

Pursuant to Section 30513 of the Coastal Act, an amendment to the zoning component of a certified LCP must be scheduled for a public hearing and the Commission must take action within 60 days of a complete submittal. The 60th day after filing a complete submittal is March 7, 2005. In order to be heard within this time frame, the amendment would have to be scheduled for the Commission's February 16-18 meeting.

Coastal Act Section 30517 and California Code of Regulations Section 13535 (c) state that the Commission may extend for good cause the 60-day time limit for a period not to exceed one year. Commission staff is requesting an extension to the 60-day time limit in order to allow adequate time to review and analyze the amendment. Therefore, staff recommends that the Commission extend the 60-day time limit to act upon Santa Barbara County LCP Amendment No. STB-MAJ-3-04 for a period not to exceed one year. Staff tentatively anticipates bringing this matter to the Commission's April or May 2005 hearing.

STAFF RECOMMENDATION

Staff recommends that the Commission vote to extend the deadline for Commission action for up to one year.

MOTION: *I move that the Commission extend the 60 day time limit to act on the Santa Barbara County Local Coastal Program Amendment No. STB-MAJ-3-04 for a period not to exceed one year.*

RECOMMENDATION Staff recommends a YES vote. An affirmative vote of a majority of the Commission present is needed to pass the motion.