

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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Th15a



Date: September 26, 2012

TO: Commissioners and Interested Parties

FROM: Jack Ainsworth, Senior Deputy Director

RE: **County of Santa Barbara Local Coastal Program Amendment No. STB-MAJ-1-12 Time Extension** to be heard at the October 2012 Commission Hearing in Oceanside.

On May 4, 2012, the County of Santa Barbara submitted an amendment to its certified Local Coastal Program (LCP) including a Coastal Zoning Ordinance/Implementation Plan (CZO/IP) Amendment to add mobile home park closure regulations and procedures (STB-MAJ-1-12-A) and a Land Use Plan (LUP) amendment to the Goleta Community Plan to change the land use designation of a parcel from 20 units per acre to 30 units per acre for 100 percent affordable housing (LUP text changes and LUP map changes), and a CZO/IP amendment to establish a new density of 30 units per acre for 100 percent affordable housing (CZO/IP text and zoning map changes) (STB-MAJ-1-12-B).

On August 20, 2012, the Executive Director deemed the County's amendment to be "submitted" in that the submittal was in proper order and legally adequate to comply with the submittal requirements of Coastal Act Section 30510(b). Pursuant to Coastal Act Section 30513 and California Code of Regulations, Title 14, Section 13522, an amendment to the certified LCP must be scheduled for public hearing and the Commission must take action not later than 90 days from the date the complete amendment was received. In the subject case, the 90th day will be November 18, 2012.

Coastal Act Section 30517 and California Code of Regulations, Title 14, Section 13535 (c) state that the Commission may extend for good cause the 90-day time limit for a period not to exceed one year. Commission staff is requesting an extension to the 90-day time limit in order to allow adequate time to review and analyze the amendment.

In this case, the amendment includes two unrelated subparts with both LUP and IP components and staff has not yet had sufficient time to prepare a staff report analyzing the proposed changes to each component to ensure consistency with the Coastal Act and LCP. This time extension is necessary due to significant staff workload and scheduling constraints involving the review of several other priority and time sensitive LCP amendment applications for Santa Barbara County. Staff is currently processing seven other pending applications for LCP amendments by Santa Barbara County that were submitted prior to the subject amendment request. In addition, the staff member assigned to this project also has scheduling constraints during the month of October.

Staff is preliminarily planning to schedule STB-MAJ-1-12-B for the December 2012 Commission hearing and STB-MAJ-1-12-A for the January 2013 Commission hearing. However, such a schedule is dependent upon several workload factors. Thus, although staff believes this matter will be brought to a hearing in the near-term, staff recommends that the Commission extend the deadline for a full year as provided by the Coastal Act to allow for uncertainty in the review process and flexibility for coordination with the County of Santa Barbara on potential modifications, establishing hearing schedules, and managing competing

workload items. Therefore, staff recommends that the Commission extend the 90-day time limit to act upon County of Santa Barbara LCP Amendment No. STB-MAJ-1-12 for one year.

STAFF RECOMMENDATION

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

MOTION: *I move that the Commission extend the 90 day time limit to act on the County of Santa Barbara Local Coastal Program Amendment No. STB-MAJ-12 for one year.*

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