

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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VENTURA, CA 93001
(805) 585-1800

Item Th13a

DATE: December 20, 2012

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Senior Deputy Director

SUBJECT: **City of San Buenaventura LCP Amendment No. MAJ-1-12 Time Extension** to be heard at the January 10, 2013 Commission Hearing in Pismo Beach.

On February 10, 2012, the City of San Buenaventura submitted an amendment to the Land Use Plan (LUP) portion of its certified Local Coastal Program (LCP). The amendment proposes to increase the maximum number of allowable boatel/hotel units in the Central Harbor area of the Ventura Harbor from 70 to 133.

On October 25, 2012, the Executive Director deemed the City'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 30512 and California Code of Regulations, Title 14, Section 13553, an amendment to the certified LUP 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 January 23, 2013.

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 this case, the proposed LUP amendment raises issue with regard to public blue-water views and potential impacts to visual resources. Staff needs additional time to coordinate with the City staff to develop potential modifications that resolve these issues.

Staff is preliminarily planning to schedule SBV-MAJ-1-12 for the April 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 City of San Buenaventura 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 City of San Buenaventura LCP Amendment No. SBV-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 City of San Buenaventura LCP Amendment No. MAJ-1-12 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.