

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
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# F21d

Date: March 26, 2015

TO: Commissioners and Interested Parties

FROM: Jack Ainsworth, Senior Deputy Director

RE: **County of Santa Barbara Local Coastal Program Amendment No. LCP-4-STB-14-0834-2-Part A (Carpinteria Agricultural Overlay Map Change), LCP-4-STB-14-0835-2-Part B (General Package 2013), and LCP-4-STB-14-0836-2-Part C (Summerland Community Plan Update) Time Extension** to be heard at the Friday, April 17, 2015 Commission Hearing in San Rafael.

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On October 13, 2014, the County of Santa Barbara submitted the subject amendment request to amend portions of its certified Local Coastal Program (LCP), including (1) a Coastal Zoning Ordinance Amendment to amend the Carpinteria Agricultural Overlay/Toro Canyon Area Overlay zoning map to delete the view corridor designation from Assessor's Parcel No. 005-310-024 (Part A), (2) a Coastal Zoning Ordinance Amendment to amend various sections of the zoning code regarding definitions, parking regulations, special care homes, screening of storage materials and recreational vehicles, setbacks for swimming pools, non-conforming structure/use regulations, and permit procedures (Part B), and (3) a Land Use Plan Amendment to update various sections of the Summerland Community Plan including the residential and commercial review guidelines for Summerland, and a Coastal Zoning Ordinance Amendment to add new regulations to implement the Summerland Community Plan Update (Part C).

On February 26, 2015, the Executive Director deemed the County's amendment to be 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 13522, an amendment to the certified Land Use Plan must be scheduled for public hearing and the Commission must take action not later than 90 days from the date the amendment was properly submitted. In the subject case, the 90<sup>th</sup> day will be May 27, 2015.

Coastal Act Section 30517 and California Code of Regulations, Title 14, Section 13535(c) state that the Commission may extend the 90-day time limit for good cause 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. Staff is planning to tentatively schedule the three parts of the subject LCP amendment for Commission hearing in the summer/fall 2015. 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 coordinating with the County of Santa Barbara, establishing hearing schedules, and managing competing workload items. Therefore, staff recommends that the Commission extend the 90-day time limit to act upon the subject County of Santa Barbara LCP Amendment 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. No. LCP-4-STB-14-0834-2-Part A, 14-0835-2-Part B, and 14-0836-2-Part C 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.