

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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 VENTURA, CA 93001
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**Th23a**

DATE: September 15, 2016

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director

SUBJECT: **City of Carpinteria LCP Amendment No. LCP-4-CPN-16-0024-1 (Short-term Rentals) Time Extension** to be heard at the October 6, 2016 Commission Hearing in Ukiah.

On May 17, 2016, the City of Carpinteria submitted an amendment to the Zoning Code and Zoning Map (Implementation Plan) portions of its certified Local Coastal Program (LCP). The amendment proposes to add regulations to address short-term rentals (vacation rentals and home stays), and establish a vacation rental overlay district.

On August 17, 2016, 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 Section 30513 of the Coastal Act and California Code of Regulations, Title 14, Section 13522, an amendment to the certified LCP Implementation Plan must be scheduled for public hearing and the Commission must take action within sixty days from the day the complete amendment was deemed "submitted". In this case, the sixtieth day will be October 16, 2016.

Coastal Act Section 30517 and California Code of Regulations, Title 14, Section 13535 (c) state that the Commission may extend for good cause the sixty-day time limit for a period not to exceed one year. Commission staff is recommending that the Commission extend the time limit in order to allow adequate time to review and analyze the amendment request. Staff is planning to tentatively schedule the subject amendment for the December 2016 Commission hearing. However, such a schedule is dependent on several workload factors. Thus, although staff believes this matter will be brought to 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 Carpinteria, establishing hearing schedules, and managing competing workload items. Therefore, staff recommends that the Commission extend the sixty-day time limit to act upon City of Carpinteria LCP Amendment No. LCP-4-CPN-16-0024-1 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 sixty-day time limit to act on the City of Carpinteria LCP Amendment No. LCP-4-CPN-16-0024-1 for a period of one year.*

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