

CALIFORNIA COASTAL COMMISSION

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

F17d

DATE: March 24, 2016

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director

RE: **County of Santa Barbara Local Coastal Program Amendment No. LCP-4-STB-15-0044-1 (2015 Housing Element Implementation) Time Extension** to be heard at the Friday, April 15, 2016 Commission Hearing in Santa Rosa.

On December 22, 2015, the County of Santa Barbara submitted the subject amendment request to amend the Implementation Plan/Coastal Zoning Ordinance portion of the County's certified Local Coastal Program (LCP) to add provisions for housing density bonuses, farmworker employee housing, and housing accommodations for the needs of individuals with disabilities and their families, as well as revise the definition of "family" to clarify the use of a single-family dwelling by people living in a group home is allowed by the zoning ordinance.

On February 16, 2016, the Executive Director determined 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 Section 30513 of the Coastal Act and California Code of Regulations, Title 14, Section 13522, an amendment to the certified LCP must be scheduled for a public hearing and the Commission must take action within sixty (60) days from the date the complete amendment was properly submitted. In this case, the 60th day will be April 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 (60) day time limit for a period not to exceed one (1) year. 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 June 2016 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 coordinating with the County of Santa Barbara, establishing hearing schedules, and managing competing workload items.

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 60 day time limit to act on the County of Santa Barbara Local Coastal Program Amendment No. 4-STB-15-0044-1 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.