

CALIFORNIA COASTAL COMMISSION


SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641-0142

October 15, 1998



Item W16. b.

TO: Commissioners and Interested Parties

FROM: Charles Damm, Senior Deputy Director 

RE: **CITY OF CARPINTERIA LOCAL COASTAL PROGRAM MAJOR AMENDMENT NO. 2-98, CONVERT AGRICULTURAL LAND TO RESIDENTIAL LAND USE, CREEKWOOD; Time Extension for Commission Meeting of November 4, 1998**

The City of Carpinteria submitted on October 21, 1997 a LCP Amendment proposing to convert 32 acres of agricultural land to a residential land use. The Amendment proposes to revise Coastal Land Use Plan Policy 8-2, add a new Policy 8-3, amend the Land Use Plan and Zoning Maps from Agriculture to Single Family Residential, and relocate the Urban Rural Boundary shared with Santa Barbara County to include five parcels in the Urban area to convert Newman's Nursery to the proposed Creekwood residential land use. The Amendment addresses five parcels located at 5800 Via Real, Carpinteria. On September 4, 1998 the Executive Director determined that the City's Amendment was in proper order and legally adequate to comply with the submittal requirements of Coastal Act Section 30510.

Pursuant to Sections 30512 and 30514 (b) of the Coastal Act, a LCP Amendment consisting of an amendment to the Land Use Plan and Zoning Ordinance Maps must be scheduled for a public hearing and the Commission must take action within 90 days of a complete submittal. The 90th day after filing a complete submittal is December 3, 1998. In order to be heard within this time frame, the amendment would have to be scheduled for the Commission's November 3 - 6, 1998 meeting.

Coastal Act Section 30517 and California Code of Regulations Section 13535 (c) state that the Commission may extend any time limitation in Chapter 6 of the Coastal Act including the 90 day time limit, for good cause for a period not to exceed one year. Commission Staff are requesting this extension to allow time to adequately review the Amendment and complete a Staff Report and recommendation to be presented tentatively at the Commission's January 12 - 15, 1999 meeting in Culver City. The City of Carpinteria Staff has been contacted and does not object to the extension request. Therefore, Staff recommends that the Commission extend the 90-day time limit to act upon LCP Amendment No. 2-98 for a period not to exceed one year.

STAFF RECOMMENDATION

Staff recommends that the Commission vote to extend the time limit for Commission action on the City of Carpinteria LCP Amendment No. 2-98 for up to one year.

MOTION: I move that the Commission extend the 90-day time limit to act on the City of Carpinteria Local Coastal Program Amendment No. 2-98 for a period not to exceed one year.

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

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