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CALIFORNIA COASTAL COMMISSION

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



December 17, 1998

To: Commissioners and Interested Persons

From: Peter Douglas, Executive Director
Charles Damm, Senior Deputy Director
Gary Timm, District Manager

Subject: City of San Buenaventura, Local Coastal Program, Major Amendment No. 2-96, Executive Director's Determination that the City's Acknowledgement is Legally Adequate (For Commission review at its January 12-15, 1999 meeting).

Staff Recommendation

Staff recommends that the Commission CONCUR with the Executive Director's determination that the City's action is legally adequate.

Background

On July 9, 1997 the Commission approved LCP Major Amendment No. 2-96 submitted by the City of San Buenaventura with suggested modifications. On November 5, 1997 the Commission adopted revised findings consistent with those suggested modifications. On November 19, 1997 the City requested a one year extension to accept the modifications revising the final acceptance date to January 9, 1999. This amendment would comprehensively update the certified Local Coastal Program for the City's Harbor area, and specifically amend the Harbor Commercial land use designation to allow for the addition of a new Harbor Related Mixed-Use designation. On December 11, 1997, the Commission approved the one-year time extension pursuant to Section 13542 (b).

On November 23, 1998 the City of San Buenaventura formally acknowledged receipt of the Commission resolution and suggested modifications for LCP Amendment No. 2-96 and transmitted the acknowledgement to the Commission on December 2, 1998. In its acknowledgement, the City of San Buenaventura agreed to and accepted the Commission's action, including all of the suggested modifications, and agreed to issue Coastal Development Permits in conformance with the Commission's resolution.

Pursuant to Sections 13551(b) and 13544 of the Commission's Administrative Regulations, the Executive Director must Determine if the action of the City of San Buenaventura is legally sufficient and report that determination to the Commission. The Certification shall become effective unless a majority of the Commission objects to the determination.

Conclusion

I have reviewed the City's acknowledgement adopted November 23, 1998 regarding LCP Amendment No. 2-96 and find that it fulfills the conditions of the Commission's action to certify Amendment No. 2-96, and that the City's action and notification procedures for appealable development legally satisfy the Commission's certification resolution adopted July 9, 1997. I therefore recommend that the Commission concur in this determination.

CITY OF SAN BUENAVENTURA

December 2, 1998

CITY COUNCIL

California Coastal Commission
South Central Coast Area
89 S. California Street, Suite 200
Ventura, CA 93001

James J. Friedman, Mayor
Ray Di Giulio, Deputy Mayor
Brian Brennan, Councilmember
Donna De Paola, Councilmember
James L. Monahan, Councilmember
Sandy E. Smith, Councilmember
Jack Tingstrom, Councilmember

Re: City of San Buenaventura - Major Amendment 2-96
Case No. MP-109/AO-202

Dear Sirs:

Attached is a copy of City Council Resolution No. 98-85, adopted on November 23, 1998 acknowledging and accepting modification adopted by the Coastal Commission for the above listed item. Upon receipt of the action by the Coastal Commission, please provide the City with notification of the effective date of the adopted amendment.

If you have any questions or need additional information, please contact me at (805) 654-7726.

Sincerely,



Marion Thompson
Associate Planner

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CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

RESOLUTION NO. 98-85

**A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN BUENAVENTURA ACKNOWLEDGING AND
ACCEPTING MODIFICATIONS PROPOSED BY THE
CALIFORNIA COASTAL COMMISSION FOR THE
AMENDMENT OF THE CITY'S LOCAL COASTAL
PROGRAM INCLUDING THE LAND USE PLAN
ELEMENT OF THE COMPREHENSIVE PLAN AND
ZONING ORDINANCE**

CASE NO. MP-109/AO-202

BE IT RESOLVED by the City Council of the City of San Buenaventura,
as follows:

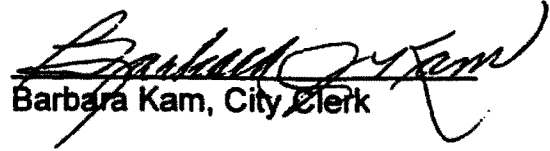
SECTION 1: The California Coastal Commission has reviewed and approved a Local Coastal Program (Comprehensive Plan) and Implementation Program (Zoning Ordinance) Amendment (Coastal Commission LCP Amendment No. 2-96), subject to certain modifications proposed by the Coastal Commission to the original action approved by the City Council.

SECTION 2: Upon review of the modifications adopted by the California Coastal Commission on July 9, 1997 to the Amendments to the Comprehensive Plan, Land Use Plan Element of the Harbor Commercial (H-C) designation and the Zoning Ordinance Harbor Commercial (H-C) Zone the City Council hereby finds those modifications to be in keeping with the intent to provide for residential use types within the Northeast Area of the Ventura Harbor while emphasizing harbor-commercial, tourist oriented development as priority uses within the Ventura Harbor.

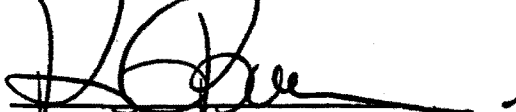
SECTION 3: The City Council hereby acknowledges and accepts the modifications suggested by the California Coastal Commission to the City's Local Coastal Program and Implementation Program for final certification and agrees that the City's Comprehensive Plan and Zoning Ordinance is hereby amended accordingly. Further, the City Council agrees that coastal development permits shall be issued consistent with the adopted Local Coastal Program, as amended, in keeping with Article 13544(a) of the California Coastal Commission Administrative Regulations.

SECTION 4: Thus acknowledgment and acceptance of the modifications shall be forwarded to the Coastal Commission of the State of California and shall become fully effect upon receipt of this notification by the Coastal Commission. Except as modified and amended herein, the existing approved Local Coastal Program shall remain in full force and effect.

PASSED AND ADOPTED this 23rd day of November, 1998.


Barbara Kam, City Clerk

APPROVED AS TO FORM:


City Attorney

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss
CITY OF SAN BUENAVENTURA)

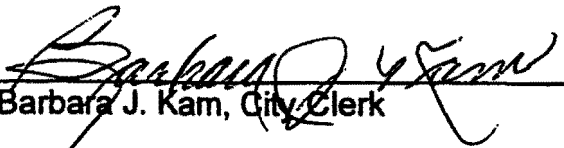
I, BARBARA J. KAM, City Clerk of the City of San Buenaventura, California, do hereby certify that the foregoing Resolution was duly passed and adopted by the Council of the City of San Buenaventura, at a regular meeting thereof held on the 23rd day of November, 1998, by the following vote:

AYES: Councilmembers Smith, Brennan, Tingstrom,
 De Paola, Monahan, Di Guilio, and Friedman.

NOES: None.

ABSENT: None.

IN WITNESS WHEREOF, I have set my hand and affixed the official seal of the City of San Buenaventura this 24th day of November, 1998.


Barbara J. Kam, City Clerk