

Item TU 12a

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA

89 SOUTH CALIFORNIA ST., SUITE 200

VENTURA, CA 93001

TEL: 805/641-0142



DATE: April 19, 2001

TO: Commissioners and Interested Parties

RECORD PACKET COPY

FROM: Chuck Damm, Senior Deputy Director

SUBJECT: City of Oxnard Local Coastal Program Major Amendment 1-2000
(Northshore at Mandalay Bay) Time Extension for Commission Meeting of May 8, 2001

On October 2, 2000, the City of Oxnard submitted a request to amend the certified Land Use Plan and Coastal Zoning Ordinance to apply land use designations, zoning designations, and development policies to a 91-acre parcel adjacent to Reliant Energy Canal, north of West Fifth Street and east of Harbor Boulevard. This property was recently annexed into the City of Oxnard from unincorporated Ventura County. After review of the amendment submittal, staff requested additional information to analyze the request. On March 1, 2001, after receipt of additional information, staff determined that the City's amendment request was in proper order and legally adequate to comply with the submittal requirements of §30510(b) of the Coastal Act.

Pursuant to §30513 of the Coastal Act, an amendment to land use plan and implementation plan of a certified LCP must be scheduled for a public hearing and the Commission must take action within 90 days after the submittal is deemed complete. The 90th day for the subject amendment would be May 30, 2001. In order to be heard within this time frame, the amendment would have to be scheduled for the Commission's May 7-11, 2001 hearing.

Coastal Act §30517 and California Code of Regulations §13535 (c) state that the Commission may extend, for good cause, the 90 day time limit for a period not to exceed one year. The landowner and the City have indicated that an additional strip of land adjacent to the subject site is proposed to be annexed into the City and considered as part of this amendment. A LAFCO hearing on this annexation should be scheduled in June or July 2001. Extension of the 90-day time limit will allow staff to consider this additional area and also to conduct a more thorough review of the amendment request. Staff has contacted the City staff and they have no objection to the extension. Therefore, staff recommends that the Commission extend the 90-day time limit to act upon the subject amendment.

STAFF RECOMMENDATION

Staff recommends that the Commission vote to extend the deadline for Commission action for up to one year.

MOTION: *I move that the Commission extend the 90 day time limit to act on the City of Oxnard Local Coastal Program Major Amendment No. 1-00 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.