

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
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(805) 585-1800



## RECORD PACKET COPY

Date: September 23, 2004

To: Commissioners and Interested Parties

From: Chuck Damm, Senior Deputy Director

Re: **City of San Buenaventura Local Coastal Program Amendment No. SBV-MAJ-1-03 [Seaward Avenue and Harbor Boulevard Land Use Designation and Zone Change] Time Extension for Commission Meeting of October 15, 2004.**

On May 23, 2003, the City of San Buenaventura submitted an amendment to its certified Local Coastal Program (LCP). The amendment includes a proposal to (1) change the land use plan designation of two parcels located at the northwest corner of Seaward Avenue and Harbor Boulevard from Commercial-Tourist Oriented (CTO) and Intermediate Commercial with Tourist overlay [C-1A(TO)] to a Mixed Use designation (MXD) (residential & retail/commercial); and (2) amend the Zoning Ordinance to include the new MXD zone over the applicable parcels. On September 2, 2004, the Executive director determined that the City's amendment submittal was in proper order and legally adequate to comply with the submittal requirements of Coastal Act Section 30510 (b).

Pursuant to Section 30514 of the Coastal Act, an amendment to a certified LCP must be scheduled for a public hearing and the Commission must take action within 90 days of a complete submittal. The 90<sup>th</sup> day after filing the complete submittal is December 1, 2004. In order to be heard within this time frame, the amendment would have to be scheduled for the Commission's November 17-19, 2004 meeting.

Coastal Act Section 30517 and California Code of Regulations Section 13535 (c) state that the Commission may extend for good cause the 90-day time limit for a period not to exceed one year. Commission staff is requesting an extension to the 90-day time limit in order to consult further with the City and to allow for more thorough review of the amendment. Therefore, staff recommends that the Commission extend the 90-day time limit to act on City of San Buenaventura LCP Amendment No. SBV-MAJ-1-03 for a period not to exceed one year.

**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 San Buenaventura Local Coastal Program Amendment No. SBV-MAJ-1-03 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.