

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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RECORD PACKET COPY

DATE: May 11, 2005
TO: Commissioners and Interested Persons
FROM: John Ainsworth, Deputy Director
SUBJECT: **City of Port Hueneme LCP Amendment No. MAJ-1-05 (Laing Homes)**
Time Extension to be heard at the June 8 - 10, 2005 Commission Hearing in Long Beach.

On February 10, 2005, the City of Port Hueneme submitted an amendment to the Land Use Plan and Implementation Plan portions of its certified Local Coastal Program (LCP). The amendment proposes to revise the LCP Land Use and Zoning Ordinance and Maps on one parcel from Industrial and M-1: Light Industrial Zone, to Low Density Residential and R-1(PD): Single Family Zone (Planned Development), respectively. The Amendment also proposes to revise the LCP Land Use and Zoning Ordinance and Maps on a second parcel from Industrial and M-1: Light Industrial Zone, to Medium Density Residential and R-2(PD): Limited Multifamily (Planned Development), respectively. The subject parcels, comprising of about 17 acres of land are located southeast of the intersection of Hueneme Road and Surfside Drive. On March 24, 2005, the Executive Director determined that the County'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 30513 of the Coastal Act, an amendment to the certified LCP 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 the complete submittal is June 24, 2005. In order to be heard within this time frame, the amendment would have to be scheduled for the Commission's June 8 - 10, 2005 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 allow adequate time to review and analyze the amendment. Therefore, staff recommends that the Commission extend the 90-day time limit to act on the City of Port Hueneme LCP Amendment No. MAJ-1-05 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 Port Hueneme LCP Amendment No. MAJ-1-05 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.