

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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Th9b



DATE: March 23, 2006

TO: Commissioners and Interested Persons

FROM: Jack Ainsworth, Deputy Director

SUBJECT: **City of Santa Barbara Local Coastal Program Major Amendment No. SBC-MAJ-1-06** (Discretionary Process Changes) Time Extension for the April 13, 2006 Commission Hearing in Santa Barbara.

On February 2, 2006, our office received the City of Santa Barbara's submittal to amend the Zoning Ordinance component of the certified Local Coastal Program (LCP) to remove and replace the current Coastal Overlay Zone Ordinance. The new ordinance would include the following changes: 1) Restructuring of sections to improve usability; 2) Incorporation of a Staff Hearing Officer to review certain Coastal Development Permits (CDP); 3) Standardization of noticing; 4) Revision of review and appeals procedures for secondary dwelling units; 5) Revision of the suspension and appeals process; 6) Addition of provisions for issuance of administrative emergency permits; and 7) Addition and modification of coastal exclusion categories (separate Categorical Exclusion Request SBC-CEX-06-1 also submitted by City). On February 17, 2006, after receipt of the additional items necessary for a complete amendment application, the LCP amendment application was filed as complete according to the requirements of Coastal Act Section 30510 (b).

Pursuant to Section 30513 of the Coastal Act, an amendment to the certified implementation program or zoning ordinances must be scheduled for a public hearing and the Commission must take action within 60 days of a complete submittal. The 60th day after filing the complete submittal is April 18, 2006. In order to be heard within this time frame, the amendment would have to be scheduled for the Commission's April 12-14, 2006 meeting.

Coastal Act Section 30517 and California Code of Regulations Section 13535 (c) state that the Commission may extend for good cause the 60-day time limit for a period not to exceed one year. Commission staff is requesting an extension to the 60-day time limit to act on the City of Santa Barbara Local Coastal Program Major Amendment No. SBC-MAJ-1-06 for a period not to exceed one year. Staff tentatively anticipates bringing this matter to the Commission's August or September 2006 hearing when it can be heard concurrently with the categorical exclusion request submitted by the City.

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 60-day time limit to act on the City of Santa Barbara Local Coastal Program Major Amendment No. SBC-MAJ-1-06 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.