

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
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**DATE:** March 22, 2007

**TO:** Commissioners and Interested Persons

**FROM:** John Ainsworth, Deputy Director

**SUBJECT:** **City of Oxnard LCP Amendment No. MAJ-2-06 Time Extension** to be heard at the April 10, 2007 Commission Hearing in Santa Barbara.

On December 22, 2006, the City of Oxnard submitted an amendment to the Land Use Plan (LUP) portion of its certified Local Coastal Program (LCP) to omit a policy that requires affordable replacement units for demolished or converted mobile home park units. The impetus for the LCP amendment is a proposed mobile home park conversion from rental to resident condominium ownership, without replacement units provided, within the City's coastal zone.

On January 25, 2007, 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 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 90<sup>th</sup> day after filing the complete submittal is April 25, 2007.

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 Oxnard LCP Amendment No. MAJ-2-06 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 Oxnard LCP Amendment No. MAJ-2-06 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.