

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
 89 SOUTH CALIFORNIA ST., SUITE 200
 VENTURA, CA 93001
 (805) 585-1800

W 13 a

DATE: July 19, 2007

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Deputy Director

SUBJECT: **County of Ventura LCP Amendment No. MAJ-1-07 Time Extension (Crown Pointe Estates) to be heard at the August 8, 2007 Commission Hearing at the Hyatt Regency Embarcadero, San Francisco.**

On November 30, 2006, the County of Ventura submitted an amendment to the Land Use Plan and Implementation Plan portions of its certified Local Coastal Program (LCP). The amendment proposes to amend its LCP to change the Land Use Map of the Coastal Area Plan and the Coastal Zoning Ordinance for a 6.38 acre subject site currently designated for 4.26 acres of commercial use and 2.12 acres of residential use in order to allow for 1.36 acres of commercial use and 5.02 acres of residential use at a greater density. In addition, the amendment would also change the Land Use Map designation for 9 adjacent parcels (Tract 4483), approximately 9 acres in combined size, to conform with the higher densities allowed by the existing Coastal Zoning Ordinance, and to be consistent with the recorded subdivision. Specifically, the amendment will involve: (1) conversion of 2.90 acres of a 4.26 acre portion of the site currently designated for "Commercial" land use to residential land use "Residential - Low" (1-2 DU/Acre); (2) redesignation of a 2.12 acre portion of the site currently designated for residential use from "Residential - Rural" (1DU/2 Acre Minimum) to "Residential - Low" (1-2 DU/Acre); and (3) change the Land Use Map to re-designate 9 adjacent existing lots approximately one acre in size (Tract 4483) from "Residential - Rural" (1DU/2 Acre Minimum) to "Residential - Low" (1-2 DU/Acre) consistent with the existing zoning designations for Tract 4483 in the Coastal Zoning Ordinance. The area subject to this amendment is located between Pacific Coast Highway and Ellice Street in southern Ventura County.

On June 6, 2007, 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 Sections 30512 and 30513 of the Coastal Act and California Code of Regulations Section 13522, 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 September 4, 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 to allow staff an opportunity to review it. Therefore, staff recommends that the Commission extend the 90-day time limit to act on the County of Ventura LCP Amendment No. MAJ-1-07 for a period not to exceed one year.

STAFF RECOMMENDATION

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

MOTION: *I move that the Commission extend the 90-day time limit to act on the County of Ventura LCP Amendment No. MAJ-1-07 for one year.*

RECOMMENDATION: Staff recommends a **YES** vote. An affirmative vote of a majority of the Commission present is needed to pass the motion.