

CALIFORNIA COASTAL COMMISSION

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



Th 21d

DATE: March 24, 2010
TO: Commissioners and Interested Persons
FROM: John Ainsworth, Deputy Director, South Central Coast District
SUBJECT: **City of San Buenaventura Local Coastal Program Amendment No. SBV-MAJ-1-08 (Midtown Corridor Development Code) County Local Coastal Program Amendment No. SBV-MAJ-2-08 (Downtown Specific Plan)**
 Certification with Suggested Modifications Time Extension to be heard at the April 15, 2010 Commission Hearing in Ventura.

On November 5, 2009, the Coastal Commission denied the above referenced LCP Amendments as submitted and approved the amendments with suggested modifications. LCP Amendment No. SBV-MAJ-1-08 replaces the current zoning standards in the Midtown area with new Midtown Corridor Development Code standards for Main Street and Thompson Boulevard. LCP Amendment No. SBV-MAJ-2-08 amends the City's LCP to replace the 1993 Downtown Specific Plan policies with the 2007 Downtown Specific Plan land use policies and implementation measures. The Commission's resolution of certification and suggested modifications are contained within the staff report dated October 22, 2009, and addendum dated November 4, 2009. Pursuant to the California Code of Regulations, Title 14, Section 13544, the Commission's certification of the above-referenced LCP Amendments is not deemed final and effective until, among other things, the City accepts and agrees to the modifications, takes whatever formal action is required to satisfy the modifications, and submits evidence to staff that it has done so. California Code of Regulations, Title 14, Section 13542(b) states that the Commission's certification with suggested modifications shall expire six months from the date of the Commission's action if the City has not formally acted to accept the modifications prior to the expiration date. In this case, this means that the Commission's November 5, 2009 actions described above are due to expire in early May, 2010. On March 23, 2010, prior to the six-month expiration date, the City requested a one-year extension to accept the modifications.

Coastal Act Section 30517 and California Code of Regulations, Title 14, Section 13535 (c) state that the Commission may extend, for a period not to exceed one year, any time limits relative to the LCP process for good cause by a majority vote of the Commissioners present. Staff is recommending that the Commission extend the time limit for City action to accept the suggested modifications referenced above for a period of one year.

STAFF RECOMMENDATION

Staff recommends that the Commission vote to extend the deadline for The City of Ventura to accept suggest modifications for one year.

MOTION: ***I move that the Commission extend the 6-month time limit for the City of Ventura to accept the Commission's suggested modifications on the City of Ventura LCP Amendments Nos. MAJ-1-08 and MAJ-2-08 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.