

**CALIFORNIA COASTAL COMMISSION**

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



# Th18c

Date: October 24, 2013

TO: Commissioners and Interested Parties

FROM: Jack Ainsworth, Senior Deputy Director

RE: **County of Santa Barbara Local Coastal Program Amendment No. 4-STB-13-0211- Part A Time Extension** to be heard at the Thursday, November 14, 2013 Commission Hearing in the City of Newport Beach.

On July 22, 2013, the County of Santa Barbara submitted an amendment to its certified Local Coastal Program (LCP) including an Implementation Plan/Coastal Zoning Ordinance Amendment to implement new regulations and development standards for agricultural buffers between new non-agricultural development and agricultural uses for specified discretionary projects intended to minimize potential land use conflicts (LCP Amendment No. 4-STB-13-0211-1-Part A (Agricultural Buffers)) and an Implementation Plan/Coastal Zoning Ordinance Amendment to implement new regulations for home occupations that qualify as cottage food operations and to specify that in-home retail sales are regulated as home occupations based on State law requirements (Minor LCP Amendment No. 4-STB-13-0212-1-Part B (Cottage Food Operations)).

On September 25, 2013, the Executive Director deemed the County's amendment to be "submitted" in that the submittal was in proper order and legally adequate to comply with the submittal requirements of Coastal Act Section 30510(b). Pursuant to Coastal Act Section 30513 and California Code of Regulations, Title 14, Section 13522, an amendment to the certified LCP must be scheduled for public hearing and the Commission must take action not later than 60 days from the date the complete amendment was properly submitted. In the subject case, the 60<sup>th</sup> day will be November 24, 2013.

Coastal Act Section 30517 and California Code of Regulations, Title 14, 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 in order to allow adequate time to review and analyze such a complex amendment, particularly given that the long-term protection of agriculture is a matter of statewide importance.

In this case, the amendment includes two unrelated subparts. Staff is processing Part B (Cottage Food Operations) as Minor Amendment on the November 2013 Commission agenda. However, Part A of the amendment includes adding a new detailed agricultural buffer section to the Coastal Zoning Ordinance requiring thorough analysis by staff. Commission staff has not yet had sufficient time to prepare a staff report analyzing the proposed amendment to ensure consistency with the Coastal Act and LCP.

Staff is planning to tentatively schedule LCP Amendment 4-STB-13-0211-1-Part A for the February 2014 Commission hearing. However, such a schedule is dependent upon several workload factors. Thus, although staff believes this matter will be brought to a hearing in the near-term, staff recommends that the Commission extend the deadline for a full year as provided by the Coastal Act to allow for uncertainty in the review process and flexibility for coordinating

with the County of Santa Barbara, establishing hearing schedules, and managing competing workload items. Therefore, staff recommends that the Commission extend the 60-day time limit to act upon County of Santa Barbara LCP Amendment No. 4- STB-MAJ-13-0211-1-Part A for 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 60 day time limit to act on the County of Santa Barbara Local Coastal Program Amendment No. 4-STB-13-0211-1-Part A 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.