

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
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 VENTURA, CA 93001  
 (805) 585-1800

*Item W35a*

**DATE:** August 22, 2013

**TO:** Commissioners and Interested Persons

**FROM:** John Ainsworth, Senior Deputy Director

**SUBJECT:** **City of San Buenaventura LCP Amendment No. MAJ-2-12 Time Extension** to be heard at the September 11, 2013 Commission Hearing in Eureka.

On October 4, 2012, the City of San Buenaventura submitted an amendment to both the Land Use Plan (LUP) and Implementation Plan (LIP) portions of its certified Local Coastal Program (LCP). The amendment proposes to allow a mix of permitted uses, including residential, on approximately 11.43 acres of vacant land located east of Ash Street and West of San Jon Road.

On June 27, 2013, the Executive Director deemed the City'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 Sections 30512 and 30514(b), as well as California Code of Regulations, Title 14, Section 13522, an amendment to LUP and LIP portions of the certified LCP must be scheduled for public hearing and the Commission must take action not later than 90 days from the day that the amendment was deemed "submitted". In the subject case, the 90<sup>th</sup> day will be September 25, 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 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 this case, the proposed LCP amendment raises issue with regard to the conversion of a site designated for visitor serving commercial uses, to other lower priority uses, including residential. Staff needs additional time to coordinate with the City staff to develop potential modifications that resolve these issues.

Staff is preliminarily planning to schedule SBV-MAJ-2-12 for the November 2013 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 coordination with the City of San Buenaventura on potential modifications, establishing hearing schedules, and managing competing workload items. Therefore, staff recommends that the Commission extend the 90-day time limit to act upon City of San Buenaventura LCP Amendment No. SBV-MAJ-2-12 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 90-day time limit to act on the City of San Buenaventura LCP Amendment No. MAJ-2-12 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.