

CALIFORNIA COASTAL COMMISSION

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

**F21c**

DATE: March 26, 2105

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Senior Deputy Director

SUBJECT: **City of Carpinteria LCP Amendment No. LCP-CPN-14-0832-1-Part A and Part B Time Extension** to be heard at the April 17, 2015 Commission Hearing in San Rafael.

On September 26, 2014, the City of Carpinteria 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 (1) modify the land use and zoning maps, and (2) modify the text of the implementation plan relating to density bonus, transitional and supportive housing, single room occupancy, agricultural employee housing, emergency shelters, and housing for persons with disabilities.

On February 10, 2015, 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 90th day will be May 11, 2015.

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 order to allow adequate time to review and analyze the amendment. Staff is preliminarily planning to schedule LCP-4-CPN-14-0832-1 Part A and Part B for the July 2015 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 Carpinteria staff 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 Carpinteria LCP Amendment No. LCP-4-CPN-14-0832-1 Part A and Part B 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 Carpinteria LCP Amendment No. LCP-4-CPN-14-0832-1 Part A and Part B 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.