

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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W15b

Date: October 18, 2018

TO: Commissioners and Interested Parties

FROM: Steve Hudson, Deputy Director

RE: **County of Santa Barbara Local Coastal Program Amendment No. LCP-4-STB-18-0071-2 Time Extension** to be heard at the Wednesday, November 7, 2018 Commission Hearing in San Francisco.

On September 21, 2018, the County of Santa Barbara submitted the subject two part amendment request to amend portions of the certified Local Coastal Program. The proposed amendment consists of Part A (Highway 101 HOV: Carpinteria to Santa Barbara) to amend the Land Use Plan and Implementation Plan (IP) to allow for regional transportation and public access improvements along and near the Highway 101 corridor in the unincorporated area of the County between the City of Carpinteria and the City of Santa Barbara, and Part B (Accessory Dwelling Units) to amend the IP to revise and add regulations related to accessory dwelling units consistent with state law.

On October 1, 2018, the Executive Director deemed the County's amendment to be in proper order and legally adequate to comply with the submittal requirements of Coastal Act Section 30510(b). Pursuant to Coastal Act Section 30512 and California Code of Regulations, Title 14, Section 13522, an amendment to the certified LUP and IP must be scheduled for public hearing and the Commission must take action not later than 90 days from the date the amendment was properly submitted. In the subject case, the 90th day will be December 30, 2018.

Coastal Act Section 30517 and California Code of Regulations, Title 14, Section 13535(c) state that the Commission may extend the 90-day time limit for good cause 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 the extensive submittal and analyze the amendment. Commission staff plans to tentatively schedule Part A (Highway 101 HOV: Carpinteria to Santa Barbara) for Commission action at the December 2018 hearing, and since there is no Commission hearing in January, Commission staff plan to tentatively schedule Part B (Accessory Dwelling Units) for Commission action at the February 2019 hearing. Therefore, staff recommends that the Commission extend the 90-day deadline for a full year, as provided by the Coastal Act, to allow Part B (Accessory Dwelling Units) to be brought to hearing at a later date. Although staff believes Parts A and B will be brought to hearing in the near-term, extending the deadline will allow for uncertainty in the review process and flexibility for coordination with the County of Santa Barbara, establishing hearing schedules, and managing competing workload items.

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 Santa Barbara Local Coastal Program Amendment No. LCP-4-STB-18-0071-2 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.