

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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F16b

Date: July 19, 2018

TO: Commissioners and Interested Parties

FROM: Steve Hudson, Deputy Director

RE: **County of Santa Barbara Local Coastal Program Amendment No. LCP-4-STB-18-0039-1 Time Extension** to be heard at the Friday, August 10, 2018 Commission Hearing in Redondo Beach.

On May 21, 2018, the County of Santa Barbara submitted the subject four part amendment request to amend portions of the certified Local Coastal Program. The proposed amendment consists of Part A (Like-for-Like Rebuild Ordinance) to amend the Implementation Plan (IP) to add provisions for a de minimus Coastal Development Permit waiver, Part B (Gaviota Coast Plan) to amend the text and maps of the Land Use Plan (LUP) to adopt the Gaviota Coast Plan and to amend the IP to adopt new overlay maps and regulations to implement the Gaviota Coast Plan, Part C (Cannabis Land Use Ordinance) to amend the IP to add regulations for cultivation and sale of cannabis and cannabis products, and Part D (O'Neil Project) to amend the LUP and IP to change the land use and zoning designation of a property at 2551 Wallace Avenue in the community of Summerland from Recreation/Open Space to Residential.

On June 5, 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 September 3, 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. The Commission has already acted on Part A (Like-for-Like Rebuild Ordinance) at the July 2018 hearing and Part B (Gaviota Coast Plan) is scheduled for Commission action during the August 2018 hearing. However, staff recommends that the Commission extend the 90-day deadline for a full year, as provided by the Coastal Act, to allow Parts C (Cannabis Land Use Ordinance) and D (O'Neil Project) to be brought to hearing at a later date. Although staff believes Parts C and D 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-18-0039-1 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.