

CALIFORNIA COASTAL COMMISSION

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

**Th23a**

DATE: August 23, 2018

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director

SUBJECT: **County of Ventura LCP Amendment No. LCP-4-VNT-18-0058-1 (Temporary Rental Units) Time Extension** to be heard at the September 13, 2018 Commission Hearing in Fort Bragg.

On July 31, 2018, the County of Ventura submitted an amendment to the Implementation Plan (LIP) portion of its certified Local Coastal Program (LCP). The amendment proposes to add language to allow temporary rental units, which include short term rentals and homeshares, in all residential zones and to establish standards for their operation and management.

On August 14, 2018, 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 LIP portion of the certified LCP must be scheduled for a public hearing and the Commission must take action not later than 60 days from the date the complete amendment was received. In the subject case, the 60th day will be September 29, 2018.

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 schedule the item at a local hearing venue. Staff is planning to schedule LCP-4-VNT-18-0058-1 for the October 2018 Commission hearing. 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 County of Ventura staff. Therefore, staff recommends that the Commission extend the 60-day time limit to act upon County of Ventura LCP Amendment No. LCP-4-VNT-18-0058-1 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 Ventura LCP Amendment No. LCP-4-VNT-18-0058-1 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.