

CALIFORNIA COASTAL COMMISSION

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



F16b

September 17, 2020

TO: California Coastal Commissioners and Interested Public

FROM: Steve Hudson, District Director

SUBJECT: **City of Carpinteria Local Coastal Program Amendment No. LCP-4-CPN-20-0050-1 (Condominium Conversion Ordinance) Time Extension to be heard at the Friday, October 9, 2020 Commission Hearing**

On August 17, 2020, the City of Carpinteria submitted the subject amendment request, which proposes to amend the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) portion of its certified Local Coastal Program (LCP) to modify the existing standards regarding condominium conversions.

On August 17, 2020, the Executive Director deemed the City'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 30513 and California Code of Regulations, Title 14, Section 13522, an amendment to the certified IP/CZO must be scheduled for public hearing and the Commission must take action no later than 60 working days from the date the amendment was properly submitted. As such the statutory deadline for Commission action on the subject LCP amendment is November 10, 2020.

Coastal Act Section 30517 and California Code of Regulations, Title 14, Section 13535(c) state that the Commission may extend the 60-working day time limit for good cause for a period not to exceed one year. Commission staff is requesting an extension to the 60-working day time limit in order to allow adequate time to review and analyze the amendment and to allow greater scheduling flexibility. Although staff believes this item 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 City of Carpinteria, establishing hearing schedules, and managing competing workload items. Therefore, staff recommends that the Commission extend the 60-working day deadline for a full year, as provided by the Coastal Act, to allow the subject amendment to be brought to hearing at a later day.

PROCEDURE

MOTION:

I move that the Commission extend the 60 working day time limit to act on the City of Carpinteria LCP Amendment No. LCP-4-CPN-20-0050-1 for one year.

STAFF RECOMMENDATION:

Staff recommends a YES vote. An affirmative vote of the majority of the Commissioners present is needed to pass the motion.