

**CALIFORNIA COASTAL COMMISSION**

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February 27, 2020

TO: California Coastal Commissioners and Interested Public

FROM: Steve Hudson, District Director

SUBJECT: **City of Oxnard Local Coastal Program Amendment No. LCP-4-OXN-20-0008-1 (Short Term Rentals) Time Extension to be heard at the Friday, March 13, 2020 Commission Hearing in Santa Cruz**

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On January 31, 2020, the City of Oxnard submitted the subject amendment request to amend its Implementation Plan (IP) portion of its certified Local Coastal Program to add regulations for short term rentals.

On February 14, 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 must be scheduled for public hearing and the Commission must take action not later than 60 working days from the date the amendment was properly submitted. In the subject case, the 60<sup>th</sup> working day will be May 12, 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 matter 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 Oxnard, 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 date.

## PROCEDURE

### MOTION:

I move that the Commission extend the 60 working day time limit to act on the City of Oxnard LCP Amendment No. LCP-4-OXN-20-0008-1 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.