

CALIFORNIA COASTAL COMMISSION

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W14a

September 18, 2025

TO: California Coastal Commissioners and Interested Parties

FROM: Steve Hudson, District Director

SUBJECT: **City of San Buenaventura Local Coastal Program Amendment No. LCP-4-SBV-25-0043-1 (Short Term Vacation Rentals) Time Extension to be heard at the Wednesday, October 8, 2025 Commission Hearing.**

On August 19, 2025, the City of San Buenaventura submitted the subject amendment request to amend the Implementation Plan (IP) portion of its certified Local Coastal Program to add provisions regulating short-term vacation rentals.

On September 3, 2025, 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 that involves changes to the certified Implementation Plan 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. In the subject case, the 60th working day will be December 1, 2025.

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 amendment submittal 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 San Buenaventura, 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.

PROCEDURE

MOTION:

I move that the Commission extend the 60 working day time limit to act on the City of San Buenaventura LCP Amendment No. LCP-4-SBV-25-0043-1 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.