

CALIFORNIA COASTAL COMMISSION

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F8b

January 20, 2026

TO: California Coastal Commissioners and Interested Parties

FROM: Steve Hudson, District Director

SUBJECT: **County of Santa Barbara Local Coastal Program Amendment No. LCP-4-STB-25-0052-2 (Mobile Home Overlay) Time Extension to be heard at the Friday, February 6, 2026 Commission Hearing.**

On September 18, 2025, the County of Santa Barbara submitted the subject amendment request to amend the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) portion of its certified Local Coastal Program to (1) add a Senior Mobile Home Park Overlay and a Mobile Home Park Overlay zones with associated development standards and (2) amend the definitions of "emergency shelter" and "low barrier navigation center" and add objective development standards for emergency shelters.

On December 11, 2025, 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 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 of receipt of information that completed the file. In the subject case, the 60th working day will be February 26, 2026.

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 recommending 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 County of Santa Barbara, 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 submittal 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 County of Santa Barbara LCP Amendment No. LCP-4-STB-25-0052-2 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.