

CALIFORNIA COASTAL COMMISSION

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RECORD PACKET COPY



TO: Commissioners and
Interested Persons

Date: February 14, 2002

FROM: Staff

Tue 9a

SUBJECT: Request to Waive Time Limits for the City of San Diego Local Coastal Program Amendment No. 4-2001 (Tierra Alta Rezone) (Commission Meeting of March 5-8, 2002)

On 12/24/01, the City of San Diego LCP amendment request No. 4-2001 was received in the San Diego Area office. The submittal was deemed incomplete and a letter dated 1/10/02 was sent to the City to this effect. Upon submittal of additional information, the file was deemed completed and filed on January 18, 2002. The LCP amendment consists of one item only, the proposed rezone of a 4.44-acre property in the North City LCP segment from AR-1-1 to RS-1-14.

Pursuant to Section 30513 of the Coastal Act, implementation plan amendments must be acted upon by the Commission within 60 days of their filing. Based on the above-cited time limits, the proposed LCP submittal must be scheduled for review by the Commission at the March 5-8, 2002 meeting. However, Section 30517 of the Coastal Act and Section 13535(c) of the California Code of Regulations state that the Commission may extend for good cause the applicable time limits for a period not to exceed one year.

In this particular case, the property to be rezoned has been identified as containing a vernal pool, and is adjacent to the Multiple Habitat Preserve Area (MHPA) and open space. Therefore, detailed analysis of potential impacts to environmentally sensitive habitat areas is required. Additionally, Commission staff has been working on the City's previous LCP amendment package No. 2-2001 (Mission Bay Park/SeaWorld Master Plan Update) which was approved at the February Commission meeting; thus, additional time for staff review of the City's third submittal for calendar year 2001 is necessary.

Staff Recommendation: Staff recommends that the Commission extend the 60-day time limit for a period not to exceed one year. However, the LCP Implementation Plan amendment will be scheduled as expeditiously as possible, potentially as early as the April 2002 hearing in Santa Barbara.

MOTION:

I move that the Commission extend the 60-day time limit to act on the City of San Diego Local Coastal Program Amendment No. 4-2001 for a period not to exceed one year.

STAFF RECOMMENDATION:

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