

CALIFORNIA COASTAL COMMISSION

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W12a



**TO: Commissioners and
Interested Persons**
FROM: Staff

DATE: May 21, 2015

SUBJECT: Request to Waive Time Limit for City of San Diego LCP Amendment No. LCP-6-OCB-15-0006-1 (Ocean Beach Community Plan Update) for the Commission Meeting of June 10, 2015

On March 27, 2015, the City of San Diego Local Coastal Program (LCP) Amendment #LCP-6-OCB-15-0006-1 was filed in the San Diego District office. The amendment involves a comprehensive update to the certified Ocean Beach Community Plan with land use changes to re-designate the Voltaire Street and Pt. Loma Avenue commercial districts from Neighborhood Commercial to Community Commercial and rezoning of 25.5 acres of residential land from RS-1-7 to RM-1-1. The proposed amendment will therefore affect both the certified land use and implementation plans.

Pursuant to Section 30512 of the Coastal Act, the Commission must act on land use plan amendments within 90 days of complete submittal or filing. Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 days of filing. Amendments containing both land use and implementation plan components must be acted upon by the Commission within 90 days of filing. Based on the above-cited time limits, the proposed LCP amendment must be scheduled for review by the Commission at the June 10-12, 2015 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 any applicable time limits for a period not to exceed one year.

Currently, there are no other pending LCP amendments from the City of San Diego. Although the subject LCPA is the only component of the City's first submittal for this year, it is essentially a new LUP as it is a comprehensive update of the Ocean Beach Precise Plan that was certified by the Commission in 1980. The City and Commission staffs have been coordinating extensively on this update, resulting in productive exchanges and resolution on many topics. However, at the time of City Council adoption, there were still several significant issues that were identified and remained to be resolved. Given that this is a comprehensive LUP update, this is a critical opportunity to address current statewide policies regarding, for example, climate change and sea level rise adaptation strategies and lower cost overnight accommodations. Staff therefore recommends that the Commission extend the deadline for a full year as provided by the Coastal Act to allow for uncertainty in the review process and scheduling issues that may arise. However, staff is committed to bringing the item to the August 2015 hearing in San Diego, which will also provide more opportunity for local participation. With that background, staff recommends the Commission extend the 90-day time limit for one year.

MOTION:

I move that the Commission extend the 90-day time limit to act on the City of San Diego LCP Amendment No. LCP-6-OCB-15-0006-1 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.