

**CALIFORNIA COASTAL COMMISSION**

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# Th15b

**TO: Commissioners and  
Interested Persons**

DATE: September 21, 2016

**FROM: Staff**

**SUBJECT: Request to Waive Time Limit for City of Oceanside LCP Amendment No. LCP-6-OCN-15-0043-5 A (Emergency Shelters), B (Inclusionary Housing), and C (Reasonable Accommodations) for the Commission Meeting of October 5-6, 2016**

On August 29, 2016, the City of Oceanside Local Coastal Program (LCP) Amendment No. LCP-6-OCN-15-0043-5 was filed in the San Diego District office. The amendment involves three separate and distinct revisions to the City's certified Implementation Plan. The first (A) will allow for emergency shelters within the City's Light Industrial Zone, the second (B) includes provisions for Inclusionary Housing standards and the third (C) will include new Article 3043 allowing persons with disabilities to seek reasonable accommodations. The proposed amendment will affect the certified LCP implementation plan only.

Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 days of filing. Based on the above-cited time limits, the proposed LCP amendment must be scheduled for review by the Commission at the October 2016 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.

Commission staff is requesting the time extension due to insufficient staff time to adequately review the amendment and prepare a recommendation. Commission staff has coordinated with City staff over the past several months to complete this submittal, and anticipate that all three components of the amendment will be scheduled for a Commission hearing later this fall. Nonetheless, staff 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. The City has been consulted on this need for a time extension and has indicated the request for postponement is acceptable. At this time, there is only one additional LCP Amendment (LCP-6-OCN-16-0042-1) pending from the City of Oceanside and it is currently not filed as complete. Staff therefore recommends the Commission extend the 60-day time limit for one year.

**MOTION:**

I move that the Commission extend the 60-day time limit to act on the City of Oceanside LCP Amendment No. LCP-6-OCN-15-0043-5A-C 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.