

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071



W14b

MEMORANDUM

DATE: October 15, 1997

TO: Commissioners and Interested Persons

FROM: South Coast District Staff

SUBJECT: Request to extend 90 day time limit for Commission hearing and action on the City of San Clemente's Land Use Plan Amendment and Implementation Plan Submittal 1-97

On April 23, 1996 the City of San Clemente submitted Local Coastal Program implementation plan 1-97 to South Coast Commission staff. On May 7, 1996 Commission staff notified the City of San Clemente that the application was incomplete. On June 4, 1996 the City of San Clemente submitted most of the items requested, however, the application was still deemed incomplete pending submittal of a final zoning map.

On July 28, 1997 the City of San Clemente submitted their final map and revised their submittal to include a parking waiver program for the downtown area and the West Pico Corridor Specific Plan. Staff determined that the West Pico Corridor Specific Plan involved changes in land use designations and therefore required a Land Use Plan amendment.

On August 15, 1997 Commission staff received a letter from the City of San Clemente agreeing to characterize the West Pico Corridor Specific Plan as a Land Use Plan amendment. On August 15, 1997 the implementation plan and land use plan amendment submittal was deemed complete, pursuant to the requirements of Section 13520 of the California Code of Regulations and Section 30510 of the Coastal Act. The 90 day deadline for the submittal to come to hearing is November 13, 1997.

Pursuant to Section 30512 of the Coastal Act, a land use plan amendment must be acted on by the Commission within 90 days of complete submittal. An implementation plan must be acted on by the Commission within 60 days of complete submittal. In the case where there is an implementation plan and a land use plan amendment, the longer time period prevails.

Section 30517 of the Coastal Act and Section 13535(c) of the California Code of Regulations states that the Commission may extend for good cause the 90 day time limit for a period not to exceed one year. Commission staff is requesting this extension in order to fully analyze the amendment submittal. The City of San Clemente has been consulted and does not object to the extension request.

-2-
City of San Clemente
Request to Extend 90 Day Time Limit

STAFF RECOMMENDATION: Staff recommends that the Commission extend the 90 day time limit to act on San Clemente land use plan amendment and implementation plan submittal 1-97 for a period not to exceed one year.

MOTION:

I move that the Commission extend the 90 day time limit to act on the San Clemente Land Use Plan Amendment and Implementation Plan submittal 1-97 for a period not to exceed one year.

STAFF RECOMMENDATION:

Staff recommends a YES vote. An affirmative vote of a majority of the Commissioner's present is needed to pass the motion.

0113G