

State of California

California Coastal Commission
San Diego District

MEMORANDUM

Wed 10a

TO: Commissioners and
Interested Persons

DATE: May 21, 1997

FROM: Staff

SUBJECT: Request to Waive Time Limits for City of Imperial Beach LCP Amendment #1-97 for the Commission Meeting of June 10-13, 1997

On April 29, 1997, the City of Imperial Beach's proposed LCP Amendment #1-97 was received in the San Diego District including three separate revisions to the Implementation Plan. The proposed amendment seeks to revise the permitted uses in the Seacoast Commercial Zone, allow the expansion of non-conforming residential structures and provide for the waiver of public hearing requirements for certain appealable developments. The submittal was deemed complete, as submitted, pursuant to Section 30510(b) of the Coastal Act as of April 29, 1997.

Pursuant to Section 30514 of the Coastal Act, an implementation plan amendment must be acted on by the Commission within 60 days of a complete submittal. In order to be heard within the allotted time period, the amendment would have to be agendized for Commission hearing at the scheduled June 1997 hearing. Section 30517 of the Coastal Act and Section 13535(c) of the Regulations state, however, that the Commission may extend for good cause the 60 day time limit for a period not to exceed one year. Commission staff is requesting this extension due to insufficient staff time to adequately review the submittal and prepare a recommendation.

In addition, the local jurisdiction has another pending LCP amendment (#1-96/ Reconstruction Permits) which will be scheduled for Commission review at the July 1997 hearing. It had been continued at the September 1996 hearing. The City has also amended that submittal and it must be re-agendized no later than July 1997. In light of this fact, and, in order to avoid additional travel costs and time for the local jurisdiction to have to attend two hearings, rather than one, it is recommended that LCP Amendment #1-97 be rescheduled for the July hearing. The City of Imperial Beach has been consulted and they have agreed, in writing, to the time extension. Commission staff has committed to rescheduling both amendments for the July 8-11 hearing in Ventura.

Summary of Staff Recommendation: Staff recommends that the Commission extend the 60 day time limit for a period not to exceed one year. However, it is anticipated that the amendment request will be scheduled for the July 8-11, 1997 hearing in Ventura.

MOTION:

I move that the Commission extend the 60 day time limit to act on the City of Imperial Beach's Local Coastal Program Amendment No. 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 Commissioners present is needed to pass the motion.

(IB197ext.doc)

THE CITY OF
IMPERIAL
BEACH

(619) 423-8300
FAX (619) 429-9770

825 IMPERIAL BEACH BOULEVARD • IMPERIAL BEACH, CALIFORNIA 91932



May 16, 1997

Laurinda Owens
Coastal Permit Analyst
California Coastal Commission
San Diego Area Office
3111 Camino del Rio North, Suite 200
San Diego, CA 92108-1725

RECEIVED

MAY 16 1997

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: Local Coastal Program Amendment Agenda Placement

Dear Laurinda:

This letter is written confirmation that the City agrees to the placement of the LCP Amendments on the July 10-13, 1997, meeting of the Coastal Commission which will take place in Ventura. This will allow us time to work through the issues and Coastal Commission concerns associated with the City's proposed amendments. I will call you next week to set up a meeting to discuss the amendments.

Sincerely,

Melanie Kush
Associate Planner

cc: Robert Acker, City Manager
Patrick Murphy, Interim Community Development Director