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MEMORANDUM

TO: Commissioners and
Interested Persons

DATE: May 25, 1999

FROM: Staff

SUBJECT: Request to Waive Time Limit for City Council Action on Suggested
Modifications to San Diego LCP Amendment No. 2-98 C
for Commission Meeting of June 7-10, 1999

On February 4, 1999, the Commission approved with suggested modifications San Diego LCP Amendment No. 2-98C which included revisions to the Barrio Logan, Carmel Valley, Cass Street, Centre City, La Jolla, La Jolla Shores, Mission Beach and San Ysidro/Southeastern Planned District Ordinances (PDOs) within the coastal zone. The revisions were intended to make the PDOs consistent with the zoning code changes certified by the Coastal Commission in City of San Diego Local Coastal Program Amendment 1-98B, which includes portions of the Land Development Code and Land Development Manual to replace the currently certified LCP Implementation Plan. In its action, the Commission adopted the revisions to the PDOs with modifications addressing the amendment's conformance with the certified Local Coastal Program Land Use Plans for the communities in question.

Pursuant to Section 13542 of the Code of Regulations, the Commission's certification with suggested modifications of San Diego LCP Amendment No. 2-98 C expires six months from the date of Commission action. This means that the City Council action to adopt the suggested modifications must occur within the six month period following Commission action. However, pursuant to Section 13535, the Commission may for good cause extend a time limit for a period not to exceed one year, after consultation with the local government and by a majority vote of the Commissioners present.

In this particular case, the City has requested that the six month time limit be extended to allow enough time for the City Council to adopt the Commission's suggested modifications to LCP Amendment 1-98B, prior to or concurrent with adoption of the suggested modifications to LCP Amendment 2-98C addressing the revisions to the PDO. A similar extension request is being processed for LCP Amendment 1-98 A and B on the Commission's February 1999 meeting.

Commission staff concurs, for ease of implementation of the certified LCP Implementation Plan, which includes the Land Development Code and the Planned District Ordinances, it would be desirable for effective certification of LCP Amendment 2-98C to occur concurrently with effective certification of LCP Amendment 1-98 B. Therefore:

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Summary of Staff Recommendation. Staff recommends the Commission extend the six month time limit for a period not to exceed one year, i.e. to February 4, 2000. However, it is anticipated effective certification may occur by the October 1999 hearing in San Diego.

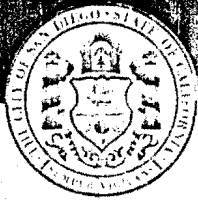
MOTION:

I move that the Commission extend the six month time limit for the City Council to adopt the suggested modifications to San Diego LCP Amendment No. 2-98 C for a period not to exceed 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.

(SDLCPA298C6motimeextension6.99)



THE CITY OF SAN DIEGO

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MAY 25 1999

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

May 20, 1999

CALIFORNIA COASTAL COMMISSION
45 Fremont Street Ste. 2000
San Francisco, CA 94105

Dear Commissioners:

Subject: Request for Waiver of the Time Limit for the City of San Diego Action on LCP Amendments #1-98A, #1-98B and #2-98. For Consideration at the California Coastal Commission Meetings of June 8-11, 1999

The City of San Diego requests a waiver (Postponement of Action) to the six-month time limit required for the City to act on the Coastal Commission suggested modifications to the City's Local Coastal Program (LCP) Amendment submittals #1-98A, #1-98B and #2-98C.

The City anticipates that City Council action on all components of Amendments #1-98A, #1-98B and #2-98C cannot be accomplished by August 4, 1999. Due to the delayed timing of the Commission's adoption of the revised findings for the City's LCP amendments (expected to occur at the Commission's June 1999 hearings) the City will require additional time to act on the Coastal Commission's suggested modifications. Approval of the waiver to the time limit will provide the City an opportunity to review the revised LCP Amendment findings and schedule the appropriate hearing for City Council action. The additional time also would allow for separate City Council and Coastal Commission actions on the Steep Hillside Guidelines. Separating the City Council and Coastal Commission actions on the Steep Hillside Guidelines from the other items related to the LCP amendments would provide the City Council the opportunity to act on the entirety of the Coastal Commission suggested modifications at one hearing.

Therefore, we respectfully request the Coastal Commission consider the following request for Postponement of Action:

1. Postponement of Action on LCP Amendments #1-98A and #1-98B for up to six months following Coastal Commission action on the Steep Hillside Guidelines.

City's Request for Extension of Time



Planning and Development Review

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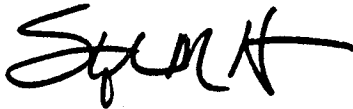
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2. Postponement of Action on the City's Planned District Ordinances component of LCP Amendment #2-98C with a time extension concurrent with final Coastal Commission action on LCP Amendments #1-98A and #1-98B.

Thank you for your consideration of our proposed extension of the hearing schedules. We believe they offer benefits to all involved.

Sincerely,



STEPHEN M. HAASE
Development Review manager

LYJ/lmgb

cc: The Honorable Mayor and City Council
Michael T. Uberuaga, City Manager
Penelope Culbreth-Graft, DPA , Assistant City Manager
Peter Douglas, Executive Director, California Coastal Commission
Deborah Lee, California Coastal Commission South Coast Deputy Director
Prescilla Dugard, Head Deputy City Attorney
Richard Duvernay, Deputy City Attorney
Betsy McCullough, Deputy Director Long Range Planning
Tom Story, Deputy Director MSCP Program
Linda Johnson, LDC Program Manager

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