

CALIFORNIA COASTAL COMMISSION

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State of California

California Coastal Commission
San Diego District

MEMORANDUM

TO: Commissioners and
Interested Persons

DATE: July 18, 2002

FROM: Staff

Wed 7bSUBJECT: Request to Waive Time Limit for Imperial Beach LCP Amendment No.
1-2002 for the Commission Meeting of August 6-9, 2002

On July 18, 2002, the City of Imperial Beach's proposed Local Coastal Program Amendment (LCPA) #1-2002 was filed in the San Diego District office. The amendment package contains two separate LCP components. The amendments would amend the certified Imperial Beach LCP implementation plan to: 1) add definition for time share units and to prohibit the short-term rental of residential property and to allow short term rental of residential property in the C-2 (Seacoast Commercial) and MU-2 (Mixed Use Overlay) Zone; and, 2) add regulations to address the compatibility of second-hand and thrift stores in the commercial zones.

Pursuant to Section 30512 of the Coastal Act, an implementation plan amendment must be acted on by the Commission within 60 days of complete submittal. To be heard within the allotted time period, the amendment request would have to be agendaized for the scheduled August 2002 hearing. However, Section 30517 of the Coastal Act and Section 13535 of the Code of Regulations state that 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. Commission staff is requesting the time extension such that the matter be scheduled at local venue due to a large amount of local public interest generated by the proposed amendment. Staff expects to schedule the LCP amendment on the September 2002 Commission meeting agenda.

Summary of Staff Recommendation. Staff recommends the Commission extend the 60-day time limit for a period not to exceed one year.

MOTION:

I move that the Commission extend the 60-day time limit to Imperial Beach LCP Amendment No. 1-2002 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.