

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
 7575 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CA 92108-4402
 (619) 767-2370

RECORD PACKET COPY



State of California

California Coastal Commission
 San Diego District

MEMORANDUM

TO: Commissioners and
 Interested Persons

DATE: January 22, 2003

FROM: Staff

Wed 14f

SUBJECT: Request to Waive Time Limit for Imperial Beach LCP Amendment
 No. 4-02B for the Commission Meeting of February 5-7, 2003

On November 11, 2002, the City of Imperial Beach's proposed Local Coastal Program Amendment (LCPA) #4-02 was filed in the San Diego District office. The amendment package included both Land Use Plan and Implementation Plan amendments and contained a number of separate components including Hotel Specific Plans; Sewer Diverter; Water Quality; Jurisdictional Urban Runoff; Urban Runoff Management and Discharge Control; and Grading Ordinance. However, on November 27, 2002, the City withdrew all of the sections except for the Hotel Specific Plan and Boarding Houses components. The Hotel Specific Plan component was approved by the Commission on December 9, 2002.

The proposed LCP amendment #4-02B would amend the certified Imperial Beach LCP implementation plan to add a definition for a boarding house and define what zones in which a boarding house is permitted, and would add regulations addressing the requirement for home occupations. 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. To be heard within the allotted time period, the amendment request would have to be agendaized for the scheduled February 2003 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 to allow Commission staff additional time to review the amendment.

Summary of Staff Recommendation. Staff recommends the Commission extend the 90-day time limit for a period not to exceed one year.

MOTION:

I move that the Commission extend the 90-day time limit to Imperial Beach LCP Amendment No. 4-02B 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.