

## CALIFORNIA COASTAL COMMISSION

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67-2370

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TO: Commissioners and  
Interested Persons

Date: April 16, 2003

FROM: Staff

# Wed 5a

SUBJECT: Request to Waive Time Limits for the City of San Diego Local Coastal Program Amendment No. 2-02 (Corporate Research Park/Headquarters Point) (Commission Meeting of May 6-9, 2003)

On 12/31/02, the City of San Diego LCP amendment request No. 4-2001 was received in the San Diego Area office. The submittal was deemed incomplete and a letter dated 1/15/03 was sent to the City to this effect. Upon submittal of additional information, the file was deemed completed and filed on March 13, 2003. The LCP amendment consists of three rezones on overlapping portions of a 102-acre site. First, rezone 57 acres from SR (Scientific Research) to M-1B (Light Industrial, with remainder dedicated as open space zoned RS-1-1 (Residential - Single Family, minimum 10-acre lots); second, rezone portion of dedicated open space from RS-1-1 to IL-2-1 (Light Industrial); third, rezone remaining open space area from RS-1-1 (Residential-Single Family) to OC-1-1 (Open Space-Conservation). The site is located east of Vista Sorrento Parkway, between Lusk Boulevard and Mira Mesa Boulevard, in the Mira Mesa Community, North City, San Diego, San Diego County.

Pursuant to Section 30513 of the Coastal Act, implementation plan amendments must be acted upon by the Commission within 60 days of their filing. Based on the above-cited time limits, the proposed LCP submittal must be scheduled for review by the Commission at the May 6-9, 2003 meeting. However, Section 30517 of the Coastal Act and Section 13535(c) of the California Code of Regulations state that the Commission may extend for good cause the applicable time limits for a period not to exceed one year.

In this particular case, the property history requires a detailed analysis, as the first rezone occurred in 1996, but was never submitted to the Coastal Commission as an LCP amendment. At least part of that project has now been constructed, and the more recent rezoning actions, which would allow additional industrial development, apply to portions of the original site previously reserved as dedicated open space. Staff is reviewing the proposed rezonings' potential impacts to biological and visual resources, as well as questions regarding both content and processing. Additionally, the requested amendments have raised much public interest, and thus a southern California hearing location is appropriate. Therefore, additional time for staff review of this last City of San Diego submittal for calendar year 2002 is necessary.

Staff Recommendation: Staff recommends that the Commission extend the 60-day time limit for a period not to exceed one year. However, the LCP Implementation Plan amendment will be scheduled as expeditiously as possible.

**MOTION:**

I move that the Commission extend the 60-day time limit to act on the City of San Diego Local Coastal Program Amendment No. 2-02 for a period not to exceed one year.

**STAFF RECOMMENDATION:**

Staff recommends a **YES** vote. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.