

CALIFORNIA COASTAL COMMISSION

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Thu 6b



TO: Commissioners and
Interested Persons

DATE: December 9, 2004

FROM: Staff

RECORD PACKET COPY

SUBJECT: Request to Waive Time Limit for City of San Diego LCP Amendment No. 1-03A and C (Tierra Alta Rezone and Affordable Housing) for the Commission Meeting of January 12-14, 2005

On November 9, 2004, the City of San Diego Local Coastal Program (LCP) amendment #1-03 was filed in the San Diego District office. The amendment originally involved four separate components: A - Tierra Alta, the rezone of a single property in the Mira Mesa community; B - Sorrento Valley Road closure, and C - Affordable Housing, modifying the ordinance related to affordable housing. The fourth component was processed as de minimis LCP Amendment #2-03 addressing chrome-plating businesses in Barrio Logan. In addition, Component B - Sorrento Valley Road, was acted on by the Commission in October, 2003. Thus, the proposed time extension applies only to the two remaining items: A - Tierra Alta, and C - Affordable Housing. The proposed amendment, in total, affects both the certified LCP land use plan and implementation plan.

Pursuant to Section 30512 of the Coastal Act, the Commission must act on land use plan amendments within 90 days of complete submittal or filing. Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 days of filing. Amendments containing both land use and implementation plan components, must be acted upon by the Commission within 90 days of filing. Based on the above-cited time limits, the proposed LCP amendment must be scheduled for review by the Commission at the January 12-14, 2005 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 any applicable time limits for a period not to exceed one year. Commission staff is requesting the time extension due to insufficient staff time to adequately review the amendment and prepare a recommendation.

Staff Recommendation. Staff recommends the Commission extend the 90-day time limit for a period not to exceed one year. However, it is anticipated that the amendment request will be scheduled for the March 16-18, 2005 hearing in Orange County.

MOTION:

I move that the Commission extend the 90-day time limit to act on the City of San Diego LCP Amendment No. 1-03A and C for 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.