

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



State of California

California Coastal Commission
San Diego District

MEMORANDUM

TO: Commissioners and
Interested Persons

DATE: August 24, 2006

FROM: Staff

Wed 23b

SUBJECT: Request to Waive Time Limit for Encinitas LCP Amendment No. 1-06 (Vacation Rentals) for the Commission Meeting of September 13-15, 2006

On July 20, 2006, the City of Encinitas Local Coastal Program (LCP) Amendment No. 1-06 was filed in the San Diego District office. The LCP amendment is to amend the certified LCP Implementation Plan to prohibit short term vacation rentals of less than 30 days in residential 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 September 2006 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 due to insufficient staff time to adequately review the amendment and prepare a recommendation. The City has indicated the item could be postponed until the October Commission hearing in southern California, provided the Commission grants the waiver of the applicable time limits.

Staff recommends the Commission extend the 60-day time limit for one year. However, it is anticipated that the amendment request will be scheduled for the October 2006 Commission hearing in southern California.

MOTION:

I move that the Commission extend the 60-day time limit to Encinitas LCP Amendment No. 1-06 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.