

CALIFORNIA COASTAL COMMISSION

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SAN DIEGO AREA

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**TO: Commissioners and
Interested Persons**

DATE: December 20, 2012

FROM: Staff

**SUBJECT: Request to Waive Time Limit for City of Oceanside LCP Amendment
No. OCN-MAJ-3-12 (Downtown Visitor-Serving Uses) for the
Commission Meeting of January 9-11, 2013**

On December 6, 2013, the City of Oceanside Local Coastal Program (LCP) Amendment #3-12 was filed in the San Diego District office. The amendment involves revisions to the City's certified Downtown "D" District Ordinance to allow mini-marts, drive-through and drive-up services in commercial districts; allow retail sales and office uses within Subdistrict 6A and reclassify property located on the east side of North Coast Highway, between the San Luis Rey River and the intersection of Highway 76 and North Coast Highway, from Subdistrict 7B (Recreational/Commercial/Residential) to Subdistrict 6A (Visitor Serving Commercial). The proposed amendment will affect the certified LCP implementation plan only.

Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 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 2013 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.

The City of Oceanside currently has three pending LCP amendments. Oceanside LCPA 1-12 addresses density bonuses and is still non-filed. The second amendment (LCPA 2-12) addresses signage and contains two components "a" and "b." The first component addressed signage in the downtown district. The second addresses signage policies to be applied City-wide and is also non-filed. Thus, while the subject LCP amendment is third in the queue for the City, the proposed amendment may be heard by the Commission prior to the previous amendment requests. However, because the amendment was just submitted on December 6th of this month, Commission staff is requesting the time extension to adequately review the amendment and prepare a recommendation. Staff will plan to schedule this item for an upcoming southern California hearing but recommends that the Commission extend the deadline for a full year as provided by the Coastal Act to allow for uncertainty in the review process and scheduling issues that may arise. Staff therefore recommends the Commission extend the 60-day time limit for one year.

MOTION:

I move that the Commission extend the 60-day time limit to act on the City of Oceanside LCP Amendment No. 3-12 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.